

GENERAL NOTES

THIS SET OF DRAWINGS IS THE SHELL PACKAGE COVERING FOUNDATION, FRAMING, AND EXTERIOR FINISHES. ALL INTERIOR FINISHES, MILLWORK, CASEWORK, EXPOSED MECHANICAL AND ELECTRICAL WORK, ETC. WILL BE INCLUDED IN THE FINISH PACKAGE TO FOLLOW. ALL FINISH ITEMS IN THIS PACKAGE ARE FOR INFORMATION ONLY AND MAY CHANGE.

ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, U.O.N. ALL EXTERIOR WALLS TO BE 5 1/2" WIDE, U.O.N. ALL INTERIOR WALLS ARE 3 1/2" WIDE, U.O.N.

GANG TOGETHER VENT STACKS AS MUCH AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

PROVIDE ELECTRICAL HEAT TAPE FOR ALL GUTTERS, DOWNSPOUTS AND OTHER PIPES AS REQUIRED.

SEE ELEVATIONS FOR TOP OF WINDOW HEIGHTS. TOP OF WINDOW DOES NOT INCLUDE ROUGH OPENING.

DOOR SCHEDULES ON THIS SHELL PACKAGE SET INDICATE SIZE AND TYPE FOR FRAMING INFORMATION ONLY. REFER TO THE FINISH PACKAGE FOR FURTHER INFORMATION ON WOOD SPECIES, FINISHES, AND SPECIAL REQUIREMENTS.

COORDINATE ALL INTERIOR NON-STRUCTURAL DROPPED CEILINGS WITH THE FINISH PACKAGE.

COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALLATION.

CONTRACTOR TO COORDINATE ALL DESIGN/BUILD MECHANICAL AND ELECTRICAL EQUIPMENT, DEVICES AND WORK. SUBMIT DRAWINGS FOR REVIEW BY ARCHITECT AND PEER CONSULTANT. REFER TO PROJECT MANUAL DIVISION 15 AND 16.

RESIDENTIAL GENERAL NOTES, IF APPLICABLE

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES

DRAINAGE WATER SHALL BE DIRECTED TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. I.R.C. R401.3

EXCAVATIONS, FILL, CUTS, AND GRADING SHALL COMPLY WITH I.R.C. CHAPTER 4

FOUNDATION NOTES

FOOTINGS SHALL BE A MINIMUM OF 36 INCHES BELOW FINISH GRADE. I.R.C. R403.1.4

TOP OF FOUNDATION WALLS SHALL BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. I.R.C. R404.1.6

UNDERFLOOR VENTILATION: MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA, OR 1:1,500 IF 6 MIL VISQUEEN IS PROVIDED ON THE GROUND. VENTS TO BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES. I.R.C. R408

ARCHITECTURAL NOTES

TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. I.R.C. R308

PROVIDE NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING. I.R.C. R309.2

PROVIDE 24 INCH ON-CENTER BLOCKING FOR VERTICAL SIDING. I.R.C. R703.5.1

ELECTRICAL NOTES

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

ALL RECEPTACLES SERVING KITCHEN, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. IBC E9102

LIGHTS IN CLOSETS MUST COMPLY WITH I.R.C. E3903.4

ELECTRICAL PANELS MUST COMPLY WITH I.R.C. E3907 FOR 30"x36" WORKING SPACE AND 6'-6" HEADROOM.

PROVIDE SMOKE DETECTORS CONFORMING TO I.R.C. SECTION R317 (R314). ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. I.R.C. R317 (R314)

PROVIDE AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES-ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. I.R.C. E3901.7 (E3901.7)

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. I.R.C. R313.2 (R313) AS AMENDED BY STATE.

ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED TO ELIMINATE ANY DIRECT LIGHT AND VISUAL IMPACT.

EXTERIOR LIGHTING TO COMPLY WITH COUNTY ORDINANCES FOR EXTERIOR LIGHTING.

ROOF TOP EQUIPMENT INCLUDING SATELLITE DISHES, ANTENNAS, AND OTHER ELECTRICAL EQUIPMENT MUST BE CONCEALED FROM PEDESTRIAN AND OVERLOOKING DEVELOPMENT VIEWS.

ALL OUTDOOR EQUIPMENT FOR SPA SHALL BE SCREENED FROM VIEW WITH DESIGNED ELEMENTS OR LANDSCAPING.

PLUMBING NOTES (SEE ALSO MEP NOTES)

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

PROVIDE LOCATION OF GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE. I.A.C. 15-2-3-4

PROVIDE TANK TYPE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. I.R.C. R2903.2

PROVIDE SHOWERHEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GPM. I.R.C. P2903.2

PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. I.R.C. P2903.2

ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE, 10' FROM EAVES AND BLEND WITH ROOFING COLOR(S). I.R.C. P3103.2 (I.R.C. 3103)

PROVIDE A FLOOR DRAIN BY THE WATER HEATER. PROVIDE A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. I.R.C. P2801

IN SEISMIC DESIGN CATEGORIES C1, D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT.

IF BUILDING WATER SUPPLY LINE HS PRV VALVE INSTALLED WITHOUT THERMAL BY-PASS, PLUMBING CONTRACTOR SHALL INSTALL DIAPHRAGM EXPANSION TANK EQUAL TO THERM-X-CONTROL MODEL ST-25V.

MECHANICAL NOTES

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS. I.R.C. G2406

PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 300 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. I.F.G.C. 304-6.2

FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE I.R.C. SECTION G2406 AND I.A.C. 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS.

FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. I.R.C. M2005.2

APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OR A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. I.R.C. M1307.3

ENERGY CODE:
BUILDING ENVELOPE MUST COMPLY WITH CURRENT ENERGY CODE.

LIGHTING AND MECHANICAL SYSTEMS MUST COMPLY WITH CURRENT ENERGY CODE.

50% OF LAMPS IN PERMANENT FIXTURES MUST BE HIGH EFFICACY LAMPS.

UNVENTED CRAWLSPACE CONTINUOUS VAPOR RETARDER SHALL BE INSTALLED OVER EXPOSED EARTH WITH JOINTS OVERLAPPED BY 4" AND SEALED, EXTENDING AT LEAST 4" UP AND ATTACHED TO WALL.

SUPPLY DUCTS IN ATTICS ARE INSULATED TO GREATER OR EQUAL TO R-8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE ARE AT LEAST R-6. SEAL JOINTS AND SEAMS OF ALL DUCTS.

CIRCULATING SERVICE HOT WATER PIPES ARE INSULATED TO R-2.

AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.

WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR.

PRESCRIPTIVE ENERGY CODE:
CLIMATE ZONE 6- REFER TO IECC 2018, TABLE R402.1.1

FENESTRATION (U-FACTOR): U-0.32

CEILING (R-VALUE): R-49. ALTERNATE R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP FLATE AT THE EAVES. IECC 2018, R402.2.1

CEILINGS WITHOUT ATTIC SPACE (R-VALUE): R-30, UNLESS SHOWN OTHERWISE. THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION IS LIMITED TO 500 SQ.FT. OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. IECC 2018, R402.2.2

WALLS (R-VALUE): R-20 + R-5 (OR R-13 + R-10, WHERE R-13 IS CAVITY INSULATION & R-10 IS CONTINUOUS INSULATION)

SLAB (R-VALUE & DEPTH) R-1 @ 4"-0"

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTION R402.1.1 THROUGH R402.1.4 (NEEDS REVIEW) (IECC 2018)

Jim Zokan

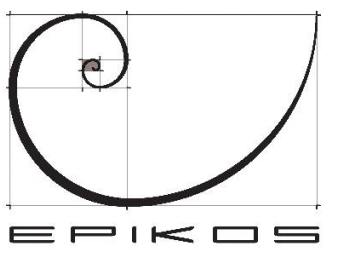
Addition to Existing ADU

1401 Roosevelt Avenue
McCall, Idaho 83638



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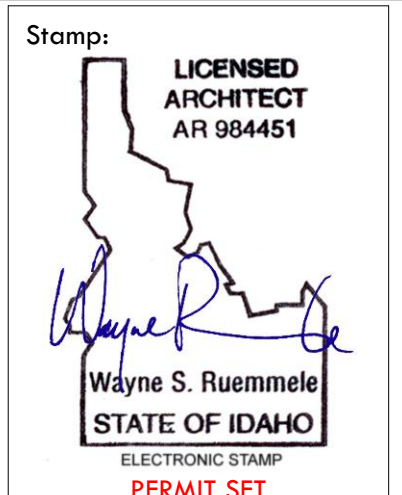


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Jim Zokan
Addition to Existing ADU
1401 Roosevelt Avenue
McCall, Idaho



PROJECT TEAM

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DESIGN CRITERIA

• Snow Load: 150 lbs/sf ground (minimum 120 lbs/sf roof)
• Seismic: D
• Wind: 115 mph (or per IBC) - Exposure B
• Frost Depth: 24 inches

| TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA | | | | | | | | | | | | |
|---|-------------|---------------------|---------------------|------------------------|-------------------------|------------------------|------------------|----------|-----------------------------------|---------------|--------------------|------------------|
| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
| | Speed | Topographic effects | Special wind region | Wind-borne debris zone | | Weathering | Frost line depth | Termites | | | | |
| 150 | 115 | NO | NO | NO | D | 24" | - | -2°F | YES | See Map | 1249 | 40.7 |

| MANUAL DESIGN CRITERIA | | | | | | | |
|------------------------|----------|----------------|----------------|----------------------------|---------------------------|----------------------------|--------------------------------|
| Elevation | Latitude | Winter heating | Summer cooling | Altitude correction factor | Indoor design temperature | Design temperature cooling | Heating temperature difference |
| 5020 | 44.54 | 2 | 81 | 0.85 | 70 | 75 | 72 |

| ENERGY CODE REQUIREMENTS (SEE TABLE R402.1.2) | | | | | | | |
|---|-----------------------|-----------------|-------------------------|-----------------------|----------------------|--------------------------|--|
| CLIMATE ZONE | FENESTRATION U-FACTOR | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE | |
| 6 | 0.3 | 49 | 22 (or 13+5) | 15/20 | 10, 4 ft | 15/19 | |

PROJECT DATA

PROJECT DATA

ADDRESS
1401 Roosevelt Avenue
McCall, Idaho 83638

PROPERTY DESCRIPTION
Parcel # R9PM0172017002A
Lot 1 and 2 less N 1 FT Block 17

BUILDING CODE
2018 IRC - Idaho Residential Code and a Special 2017 Idaho Residential Code
2018 IECC Idaho Energy Conservation Code - Residential Portion Amended

ZONING
R8

PROPERTY SETBACKS

| | |
|---------------|-----|
| Front | 20' |
| Rear | 10' |
| Side | 5/6 |
| Side (Spruce) | 15' |

(PLOT DATE: 3/22/2024)

LOT COVERAGE

| | |
|--------------------------|--------------|
| Site / Lot Total Area | 7212 Sq. Ft. |
| Allowable Coverage @ 37% | 2668 Sq. Ft. |

New Building and Porches: 1655 Sq. Ft.
Existing ADU Including Wood Stor.: 815 Sq. Ft.
Total: 2470 Sq. Ft.
Coverage Calculation @ 100%: 2470 Sq. Ft.

Driveway: 270 Sq. Ft.
Walkway / Steps: 122 Sq. Ft.
Total: 392 Sq. Ft.
Coverage Calculation @ 35%: 137 Sq. Ft.

Total Lot Coverage: 2607 Sq. Ft.

Revisions:

Date: 3/22/2024

Project No: 1334

Drawn by: DLS

Checked by: WR

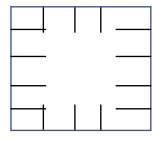

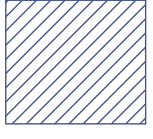
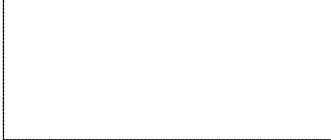
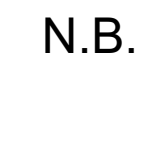
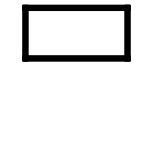

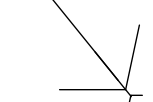
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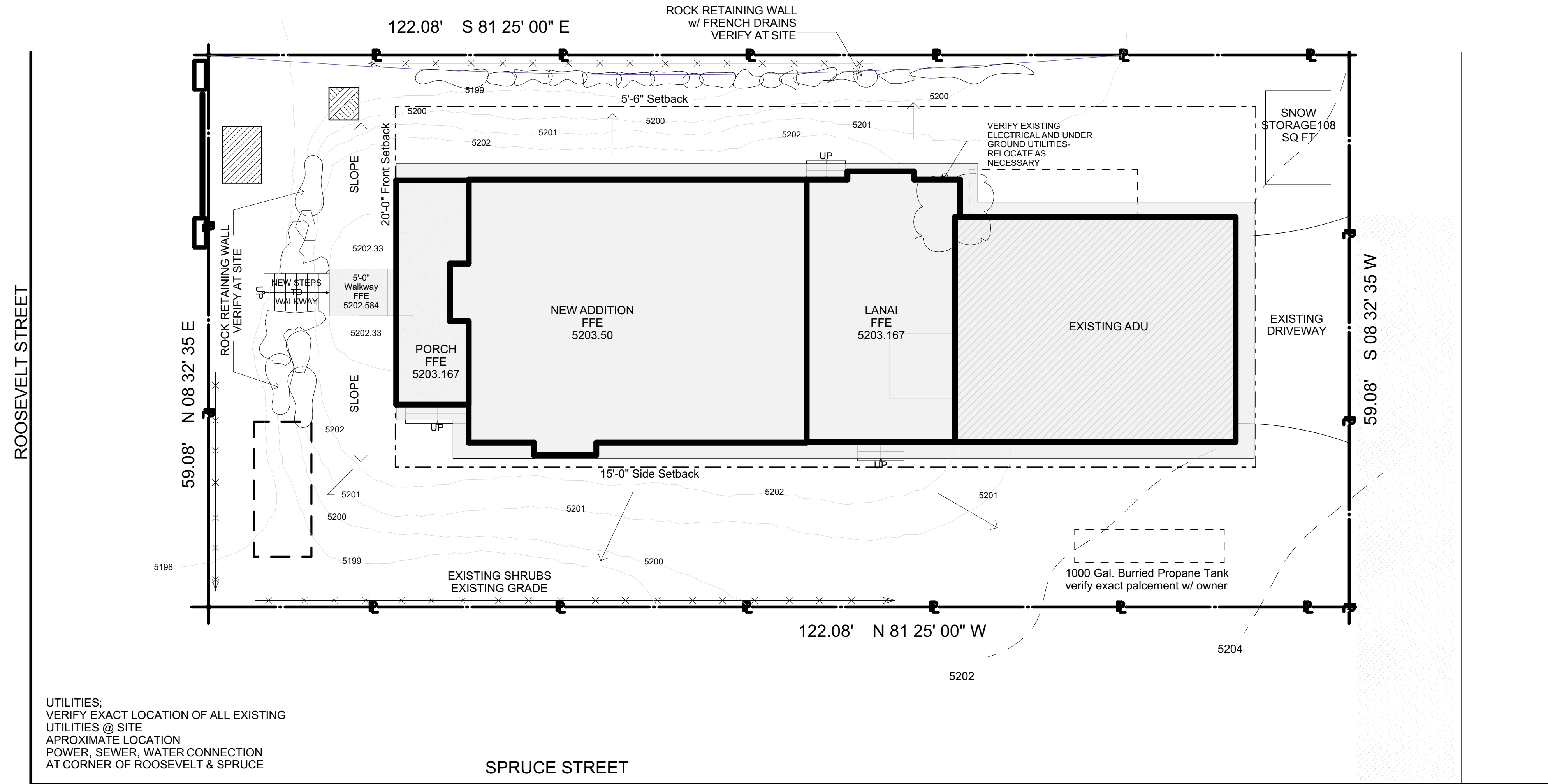
1401 ROOSEVELT
 McCALL, IDAHO
 7,212 SQ. FT.

- THERE WILL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
 - PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
 - PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
 - CONTRACTOR/ SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
 - BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO STEVE LOCKWOOD DESIGN. STEVE LOCKWOOD DESIGN WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR /OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
- ELEVATION LEGEND:
 EE= EXISTING GRADE ELEVATION
- PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
 - PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
 - MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
 - PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".

EROSION CONTROL PLAN

-  COVERED STOCKPILES - COVER W/ PLASTIC OCT. 1 - MAY 31.
-  SEDIMENT FENCE
-  CONSTRUCTION ENTRANCE (ACCESS POINT)
-  WORK STAGING/ MATERIAL STORAGE
- N.B.**  3" APPROVED COVER ON ALL AREAS OF BARE SOIL UNTIL PERMANENT LANDSCAPE IS IN PLACE
-  NON-WOVEN INLET PROTECTION AT THE FIRST DOWNSTREAM CATCH BASIN
-  WOODEN CURB RAMP
-  DIRECTION OF STORM-WATER FLOW ON SITE

-NO STOCKPILES ARE TO BE LOCATED IN THE SIDE SETBACK AREAS.

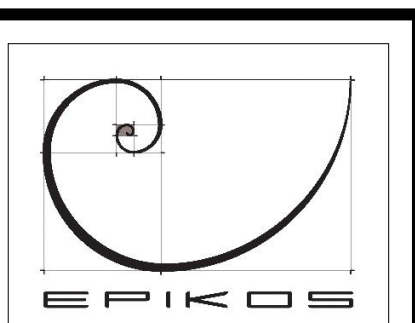
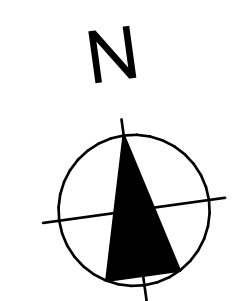


UTILITIES:
 VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES @ SITE
 APPROXIMATE LOCATION POWER, SEWER, WATER CONNECTION AT CORNER OF ROOSEVELT & SPRUCE

Note:
 The new grades depicted on the plans are presented as suggestions, acknowledging that existing site conditions may necessitate adjustments. However, it is crucial to adhere to the new grades outlined on the plans, as they establish steps to grade with a maximum of three risers and two treads from porches to the new grade.

The proposed grades serve as a foundation for the design, but may be subject to modification based on on-site conditions. Strive to maintain a maximum of three risers and two treads when implementing grading adjustments from porches to the new grade. It is imperative that the final grades are thoroughly verified by the contractor and/or landscape designer.

SITE PLAN
 SCALE: 1/8" = 1'-0"

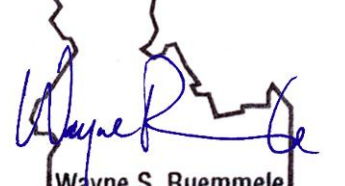


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Stamp:
LICENSED ARCHITECT
 AR 984451

 Wayne S. Ruemmele
 STATE OF IDAHO
 ELECTRONIC STAMP
 PERMIT SET

Revisions:

[PLOT DATE: 3/22/2024]

Date: 3/22/2024

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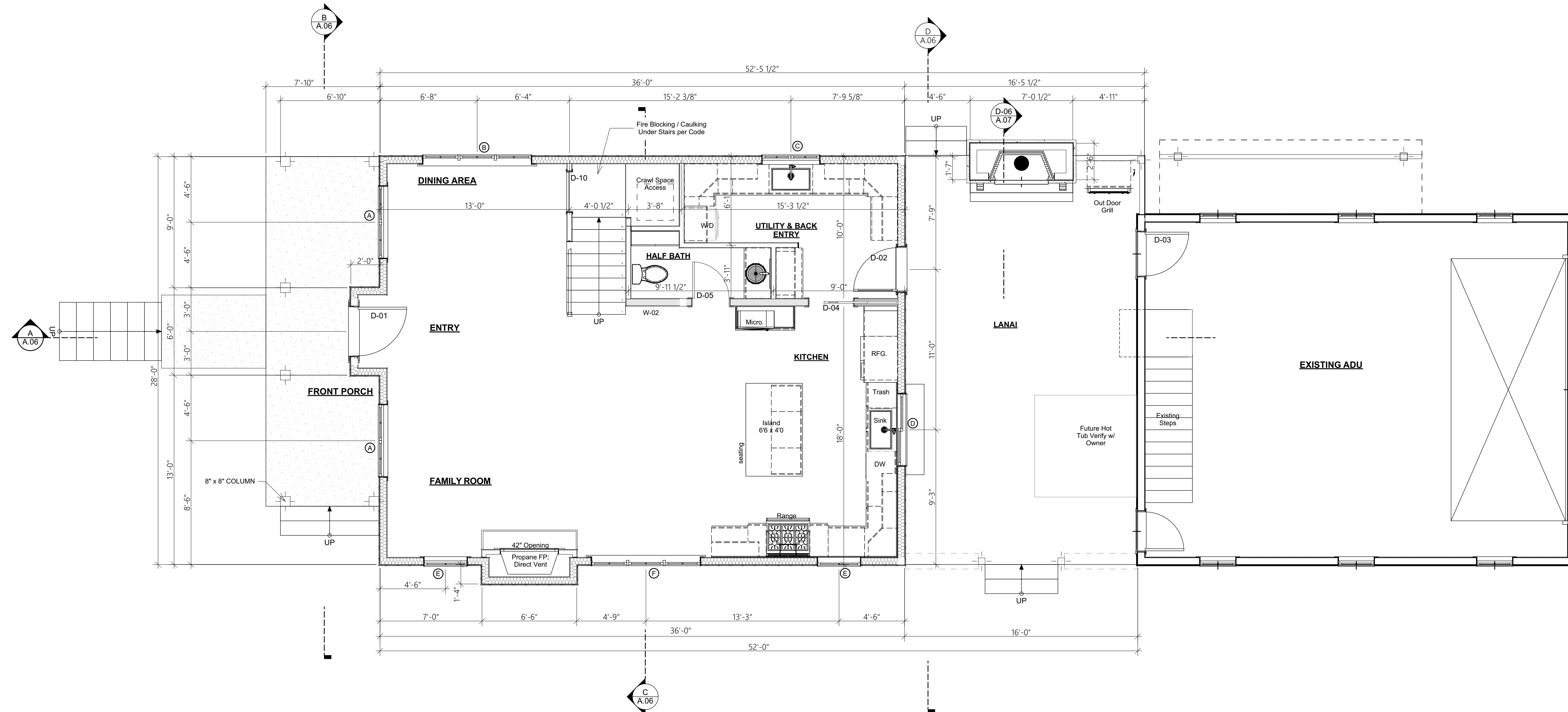
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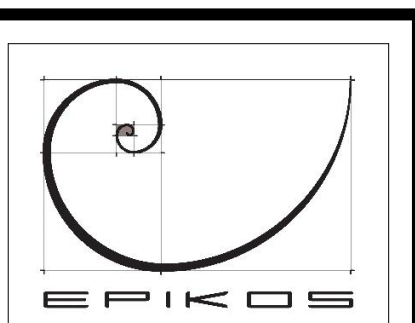
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2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

| WALL TYPES | | | | | | | | |
|------------|-----------|---|------------------------------|-------------------------------------|--|---------------------------|-----------------------|---------|
| ID | 2D SYMBOL | Construction Type | Structural | Sheathing | Insulation Membrane | Interior Material | Exterior Material | Remarks |
| W-01 | | Exterior Bearing Walls | 2x6 HF #2 Stud Wall @ 16" OC | 7/16" OSB Sheathing, See Structural | R21 Fiberglass Batt Insulation; House Wrap (Polyolefin Fabric) | 1/2" Gyp Board | Board & Batten Siding | |
| W-02 | | Interior Bearing Walls | 2x6 HF #2 Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-03 | | Interior non-bearing walls and partitions | 2x4 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-04 | | Exterior Bearing Walls | 2x4 DF Stud Wall @ 16" OC | 7/16" OSB Sheathing, See Structural | | | Stone Veneer | |
| W-05 | | Exterior Bearing Walls | 2x6 HF #2 Stud Wall @ 16" OC | 7/16" OSB Sheathing, See Structural | House Wrap (Polyolefin Fabric) | | Stone Veneer | |
| W-06 | | Exterior Bearing Walls | 2x6 HF #2 Stud Wall @ 16" OC | 7/16" OSB Sheathing, See Structural | R21 Fiberglass Batt Insulation; House Wrap (Polyolefin Fabric) | 1/2" Gyp Board | Wood Shake Siding | |
| W-07 | | Interior non-bearing walls and partitions | 2x6 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-08 | | Interior non-bearing walls and partitions | 2x6 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-08.1 | | Interior non-bearing walls and partitions | 2x6 DF Stud Wall @ 16" OC | | Sound Proof Batt Insulation | 1/2" Gyp Board Each Side | | |
| W-09 | | Exterior non-bearing walls and partitions | 2x4 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-10 | | Exterior non-bearing walls and partitions | 2x4 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |
| W-10.1 | | Interior non-bearing walls and partitions | 2x4 DF Stud Wall @ 16" OC | 1/2" Tile Backer Board | Tile Water Proofing Membrane | 1/2" Gyp Board, Wall Tile | | |
| W-11 | | Exterior non-bearing walls and partitions | 2x4 DF Stud Wall @ 16" OC | | | 1/2" Gyp Board Each Side | | |



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McCall, Idaho

Stamps: **LICENSED ARCHITECT AR 984451**

Wayne S. Ruemmele
STATE OF IDAHO
ELECTRONIC STAMP
PERMIT SET

Revisions:

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Project No: 1334

Drawn by: DLS

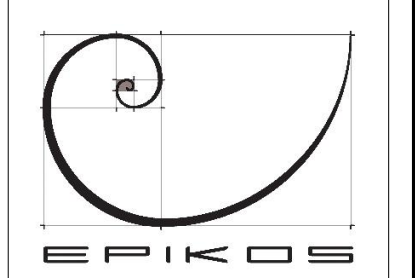
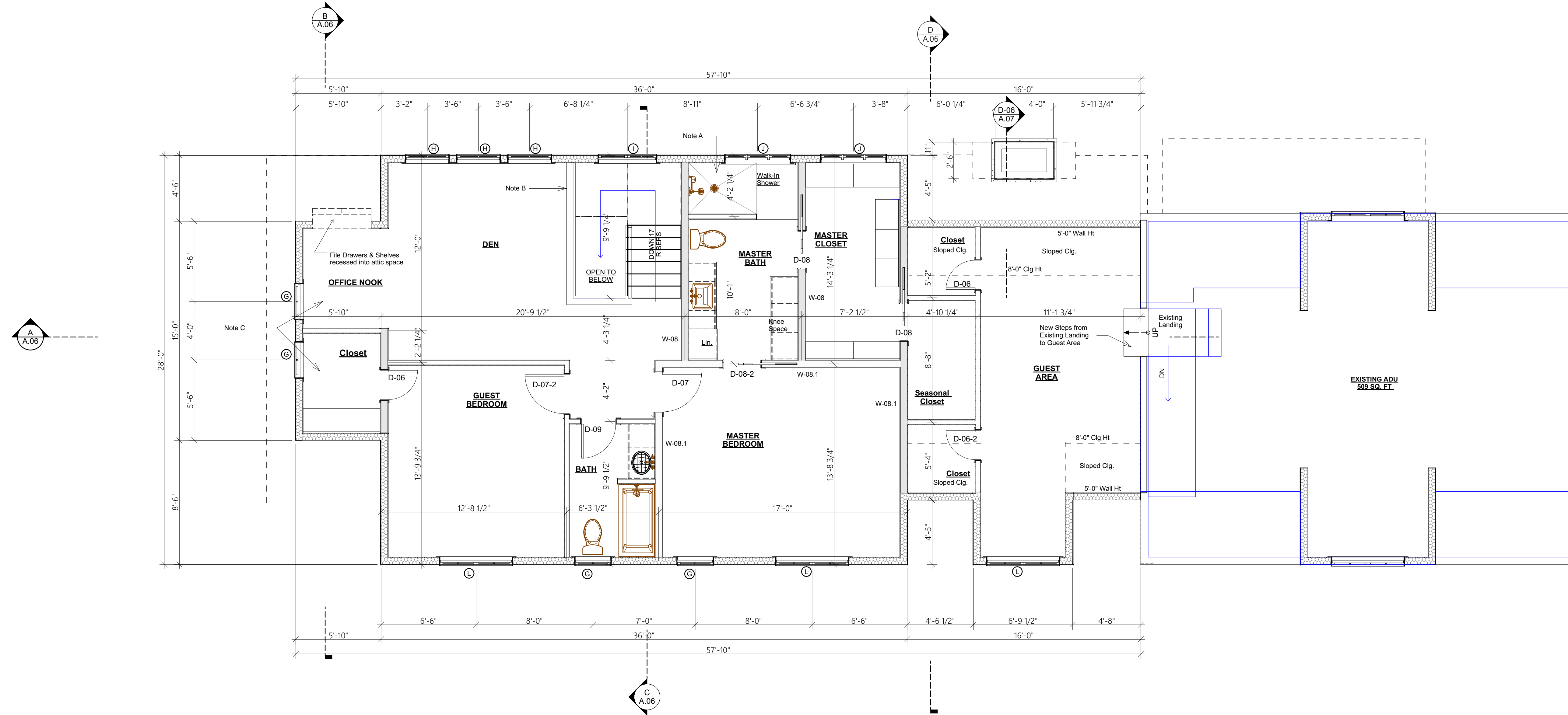
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Verify w/ Owner all finishes
Verify w/ owner all interior trim

Partitions, Partitions, Partitions, Shower Base to be installed as per manufacturer specification
Ceramic Floor Tiles w/ Epoxy Grout
Ceramic Wall Tiles 2" Square w/ Epoxy Grout
Drain Installation Per Manf Spec.

Partitions, Partitions to meet System
1x6 Pine Cap w/ 1x4 below
Note C:
Closet / Office Nook have sloped ceiling to a 9'-0" Height
Outer end wall 4'-10" +/- Ht
Furr ceilings to accommodate the equivalent R-49 in Foam Insulation



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Jim Zokan
Addition to Existing ADU
1401 Roosevelt Avenue
McCall, Idaho

Stamp: **LICENSED ARCHITECT AR 984451**
Wayne S. Ruemmele
Wayne S. Ruemmele
STATE OF IDAHO
ELECTRONIC STAMP
PERMIT SET

Revisions:

[PLOT DATE: 3/22/2024]

Date: 3/22/2024

Project No: 1334

Drawn by: DLS

Checked by: WR

Sheet: **A.04**

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1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- ROOFING MATERIAL TO BE ARCHITECTURAL COMPOSITION PER ELEVATIONS UNLESS PER MANUFACTURER'S INSTRUCTIONS FOR AN 18 MPH WIND, 15 MPH WIND AT 3 SECONDS GUSTS MIN.
- ROOF PITCH TO BE SHOWN ON PLANS.
- ALL LEAVE SIZES TO BE AS SHOWN ON PLANS WITH FACE TO MATCH EXISTING ADU.
- SEAMING: SEE ELEVATIONS.
- SEAM TO BE PROTECTED ON PLAN. GASKET ALL CORNER JOINTS, JOINTS, WINDOWS, DOORS AND SURROUNDS.
- COVERED PORCHES AND EAVE SOFFITS TO BE 1" EXT. FLOORWOOD OR EQUAL TOO. GASKET ALL JOINTS.
- EXPOSED CONCRETE WALLS TO BE BROOKED FINISH AS SHOWN ON PLAN, I.D.O.
- MAXIMUM FOUNDATION EXPOSURE TO BE 3" FROM FINISHED GRADE.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- FINISH GRADE TO BE 1" MAXIMUM SLOPE WITH 4" MINIMUM IN 10' MINIMUM SLOPE ANYWHERE STRUCTURE ALL AROUND.
- SEE ELEVATIONS FOR ANY ADDITIONAL NOTATIONS THAT MAY BE OF IMPORTANCE.
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL ONE & TWO FAMILY HOUSING CODE, UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- PRIOR TO BEGING CONSTRUCTION, THE PLANS AND SPECIFICATIONS SHALL BE APPROVED BY THE LOCAL BUILDING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START AND/OR DURING CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND METHODS ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
- BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR IS RESPONSIBLE TO REVIEW SPECIFIC SITE CONDITIONS WITH THE DESIGNER BEFORE CONSTRUCTION.
- VERIFY FOUNDATION AND FRAMING DETAILS WHERE APPLICABLE WITH MECH. PLUMBING, ELECTRICAL AND/OR OTHER SUBCONTRACTORS TO ASSURE PROPER CONSTRUCTION AND INSTALLATION.
- PLUMBING, ELECTRICAL AND MECHANICAL DIAGRAMS, LAYOUTS AND/OR DESIGN TO BE SUPPLIED BY CONTRACTOR AND/OR SUB CONTRACTOR.
- ENGINEERED PRODUCTS (ROOF TRUSSES, FLOOR JOISTS) TO HAVE DESIGN, ENGINEERING PROFESSIONAL AND SUPPLIED FROM MANUFACTURER.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROOF OPENINGS AND CONDITIONS ON THE JOB.
- SPECIFIC MANUFACTURERS AND MATERIALS IDENTIFIED ON THESE PLANS ARE AN INDICATION OF QUALITY AND PREFERENCE. VERIFY ALL CONSTRUCTION MATERIALS, SUBSTITUTION WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM THE ORIGINAL PLANS AND/OR THE CONTRACTOR'S OBLIGATION FROM THE DESIGNER.
- ALL DIMENSIONS AND SQUARE FOOTAGE MAY VARY.
- THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY OF THE BUILDING ENVELOPE.

DESIGN LOADS:

| | |
|-------------------------|--|
| WIND | 100 MPH AND WITH 100 MPH GUSTS FOR 3 SECONDS |
| SEISMIC DESIGN CATEGORY | C |
| FLOOR DEPTH | 24 INCHES |
| ROOF | 20 PSF UNIFORM DEAD LOAD GROUND SNOW LOAD = 18 LB PER SQ. FT. (AS APPLICABLE) 100 LB PER SQ. FT. (AS APPLICABLE) 140 LB PER SQ. FT. (AS APPLICABLE) |
| FOUNDATION | 34" FLOOR DEPTH |



02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



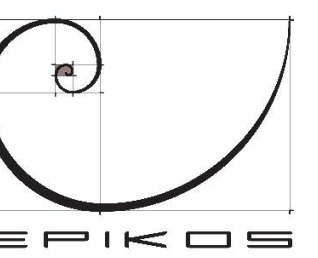
01 EAST ELEVATION
SCALE: 3/16" = 1'-0"



03 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



04 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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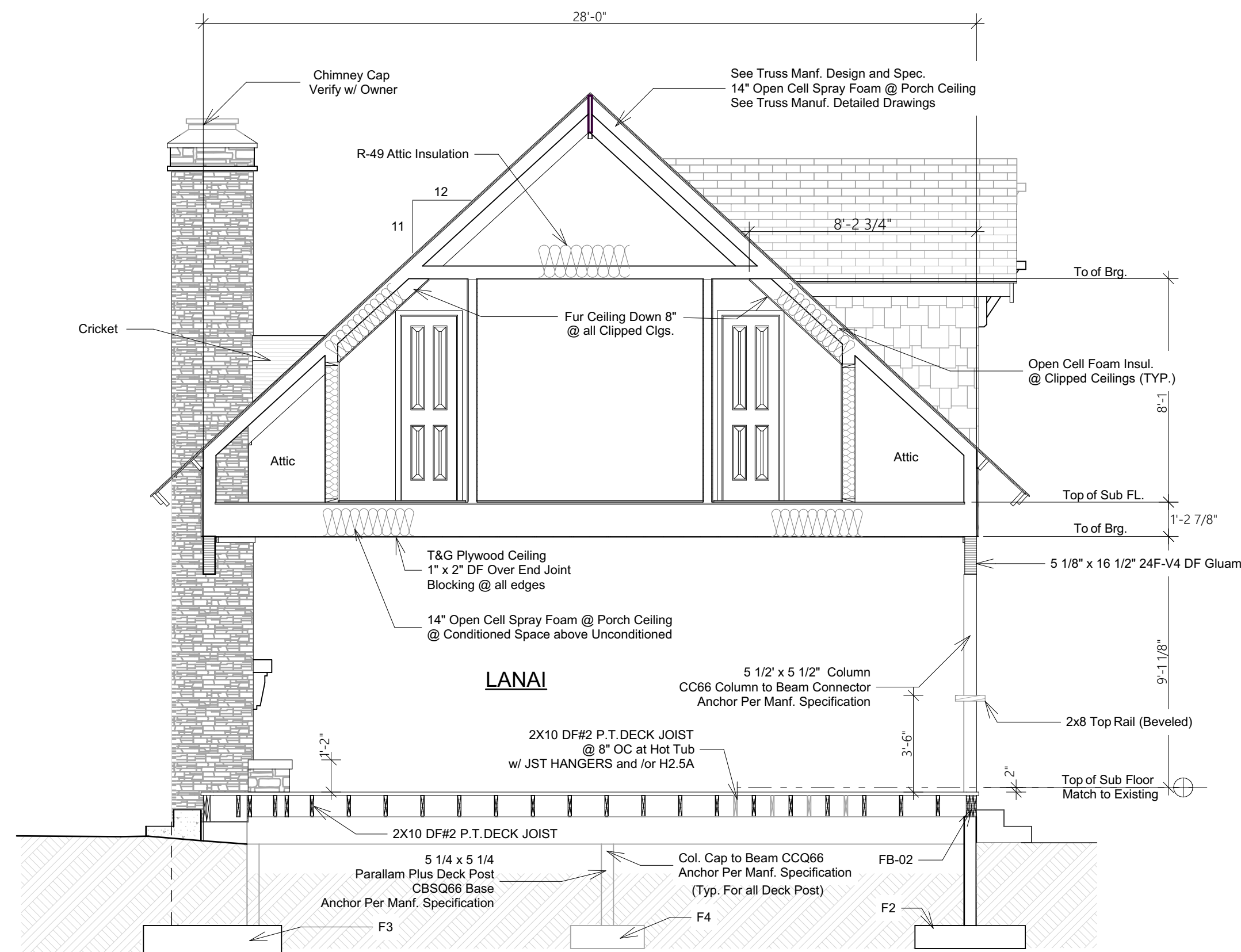
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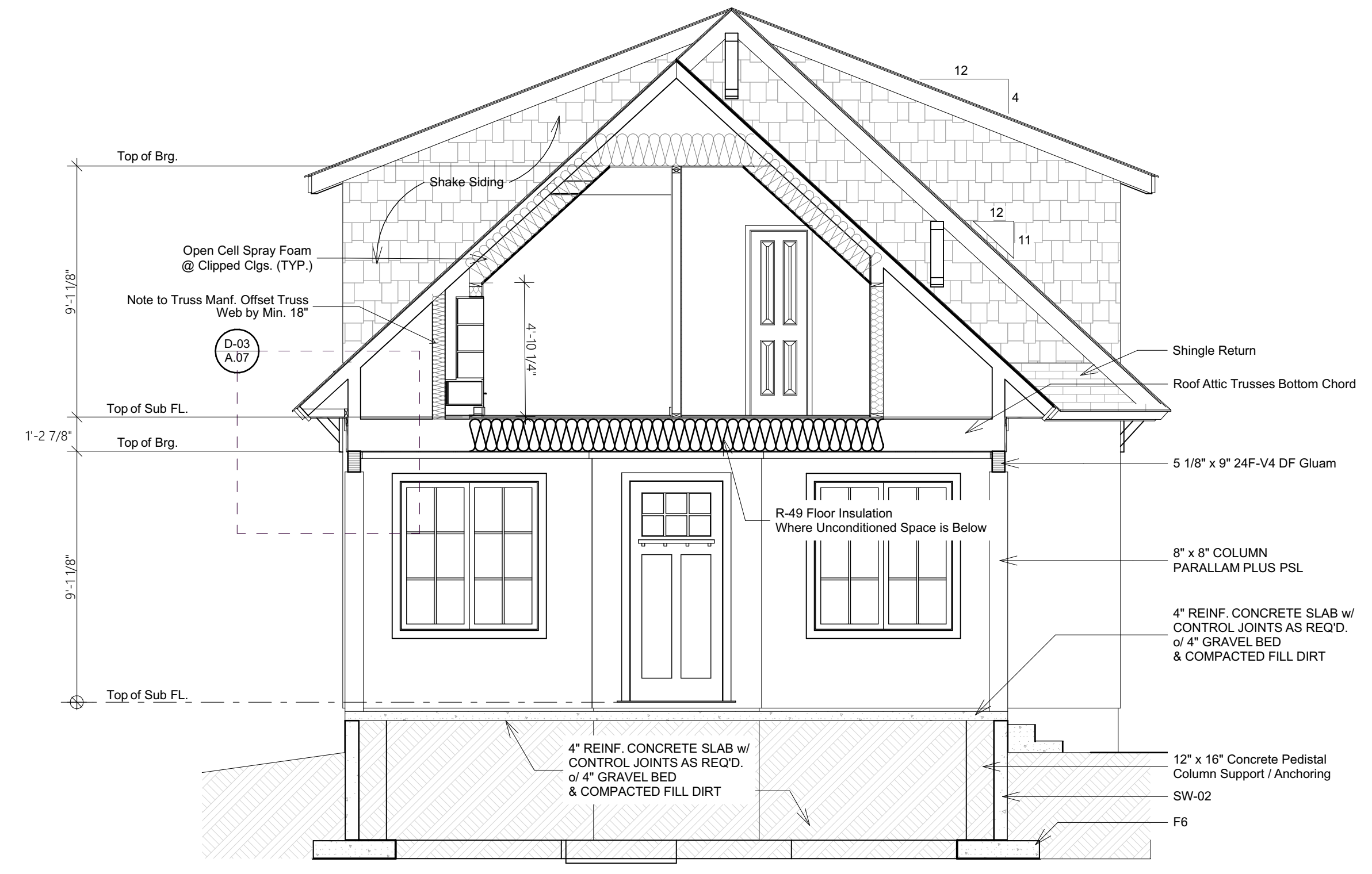
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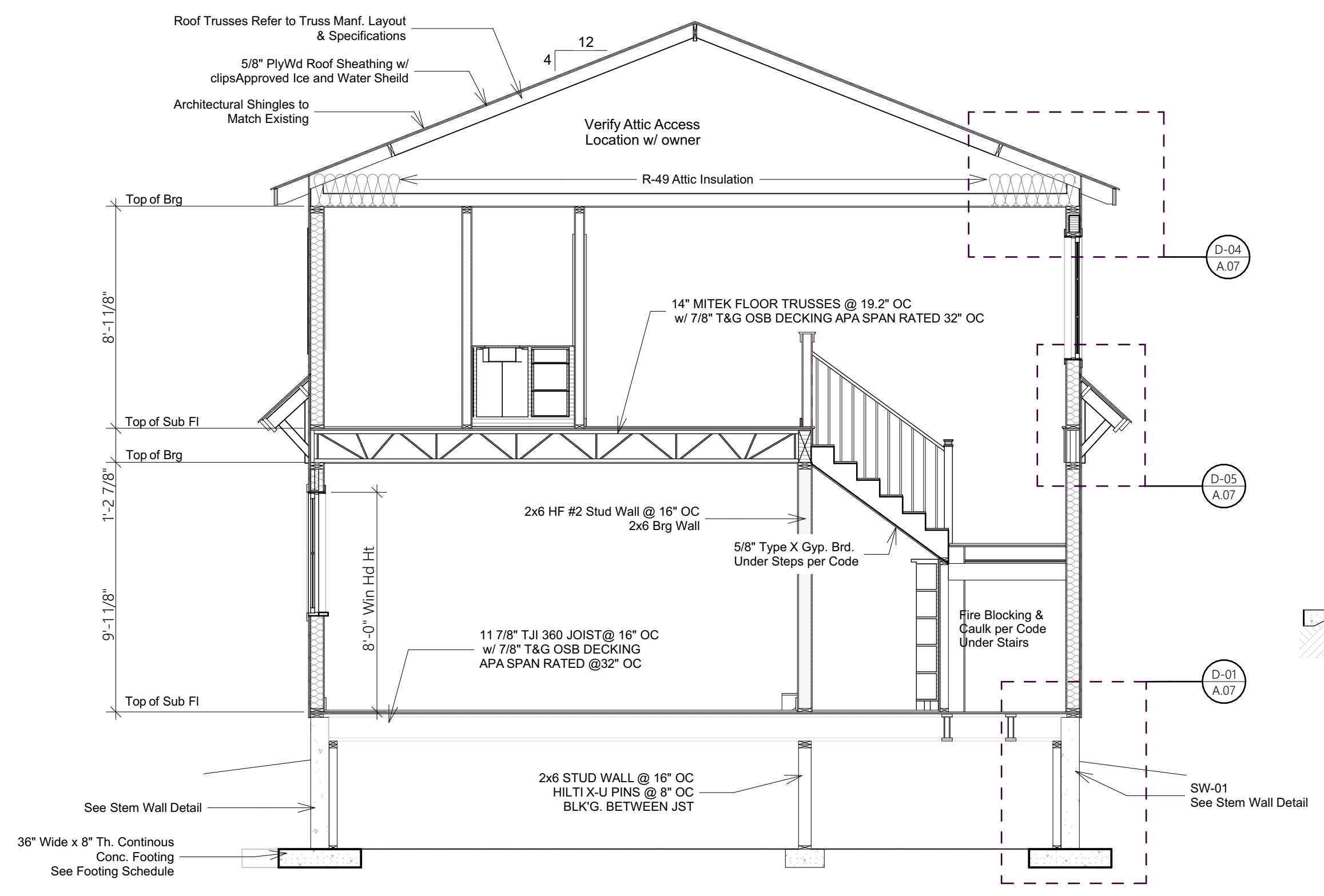
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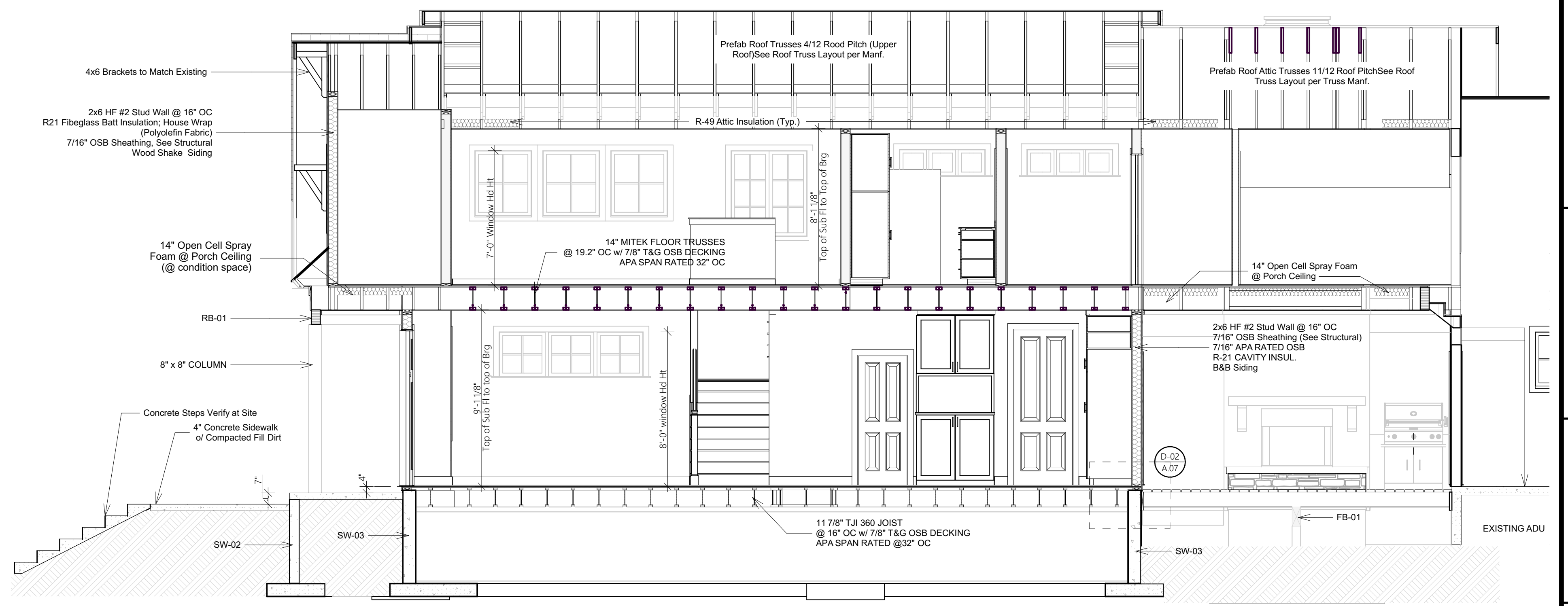
D SECTION
SCALE: 1/4" = 1'-0"



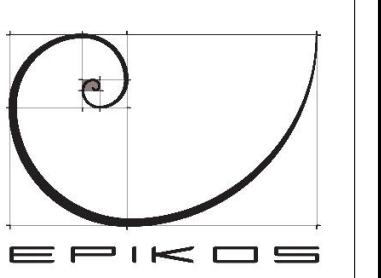
B SECTION
SCALE: 1/4" = 1'-0"



C BUILDING SECTION
SCALE: 1/4" = 1'-0"



A SECTION
SCALE: 1/4" = 1'-0"



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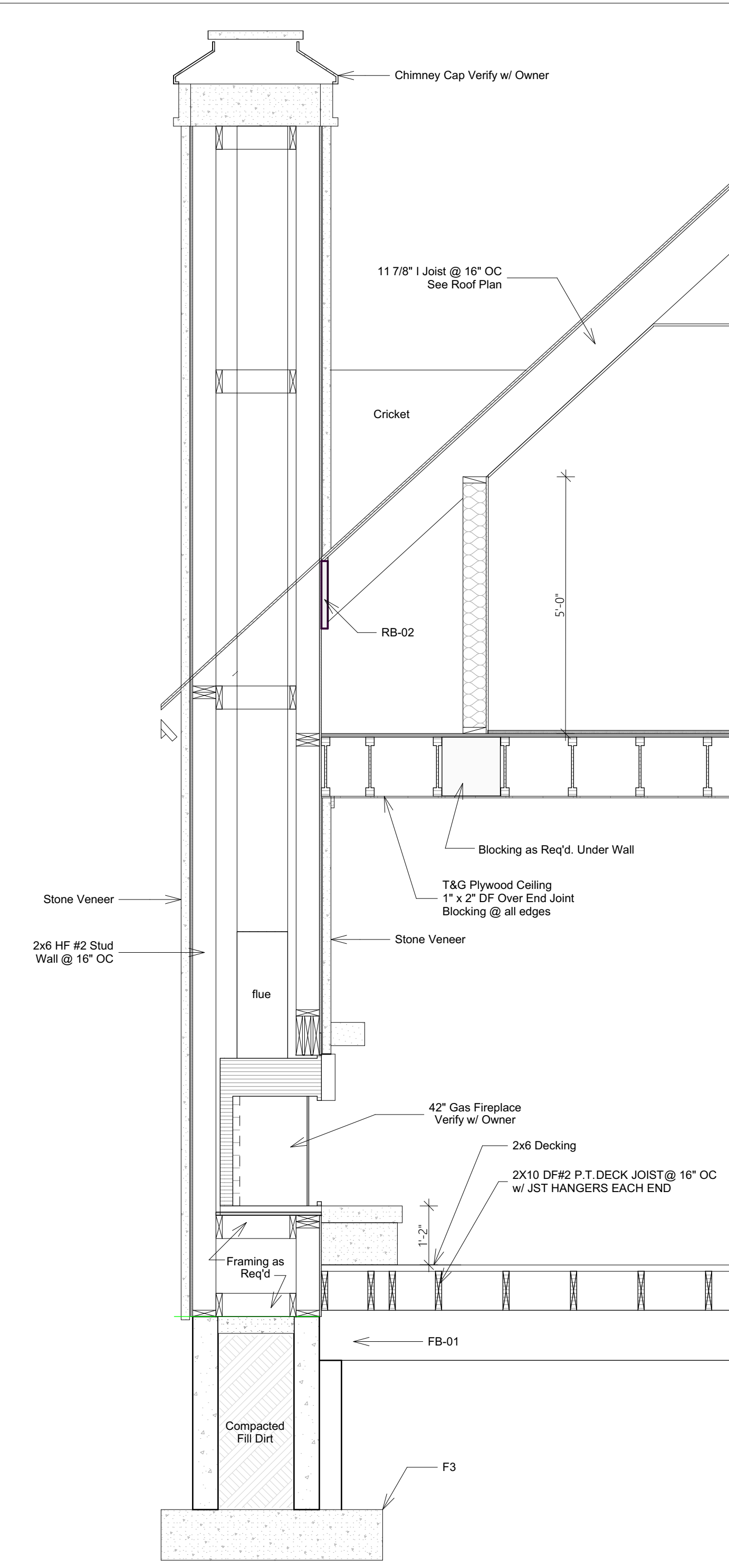
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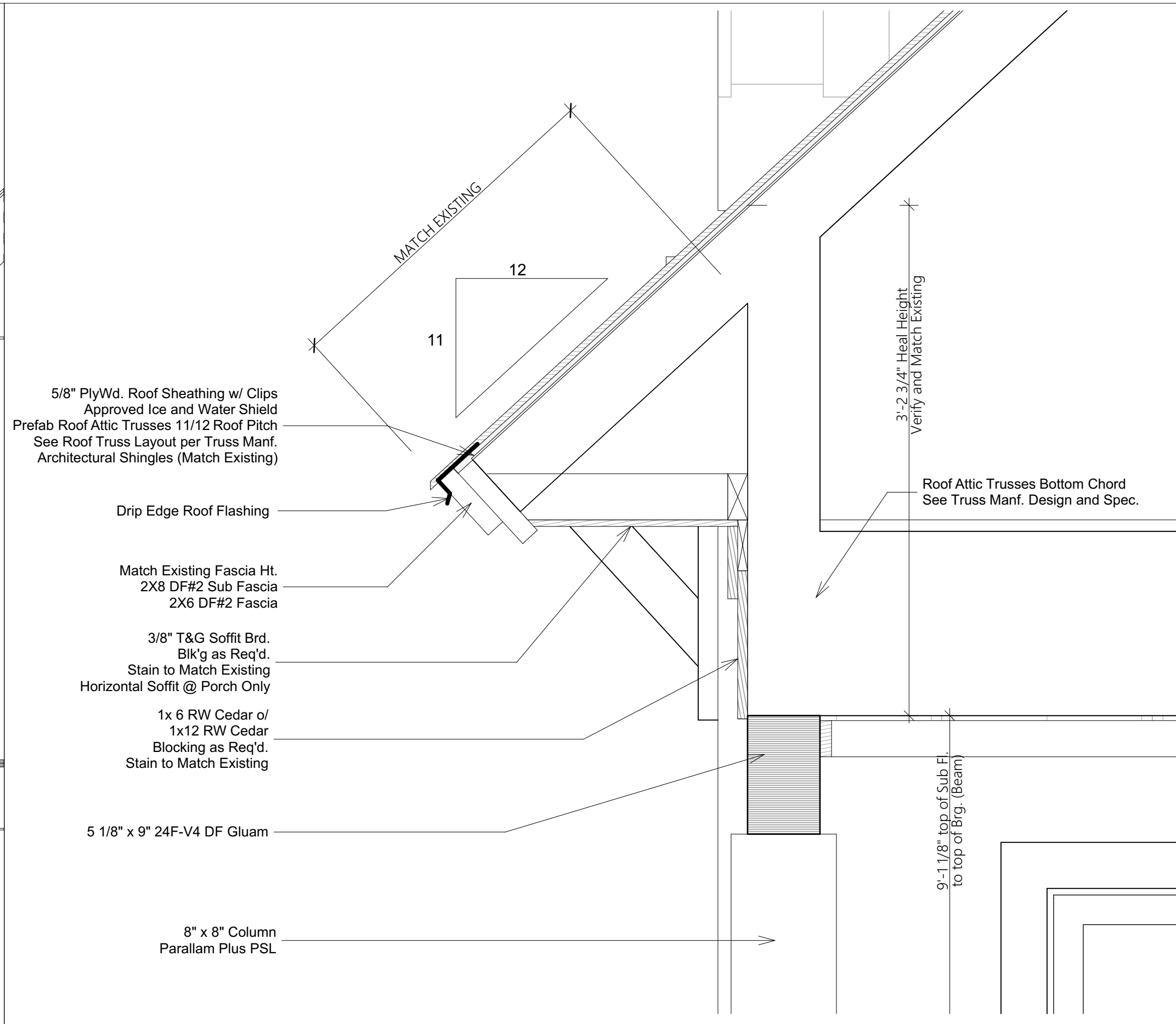
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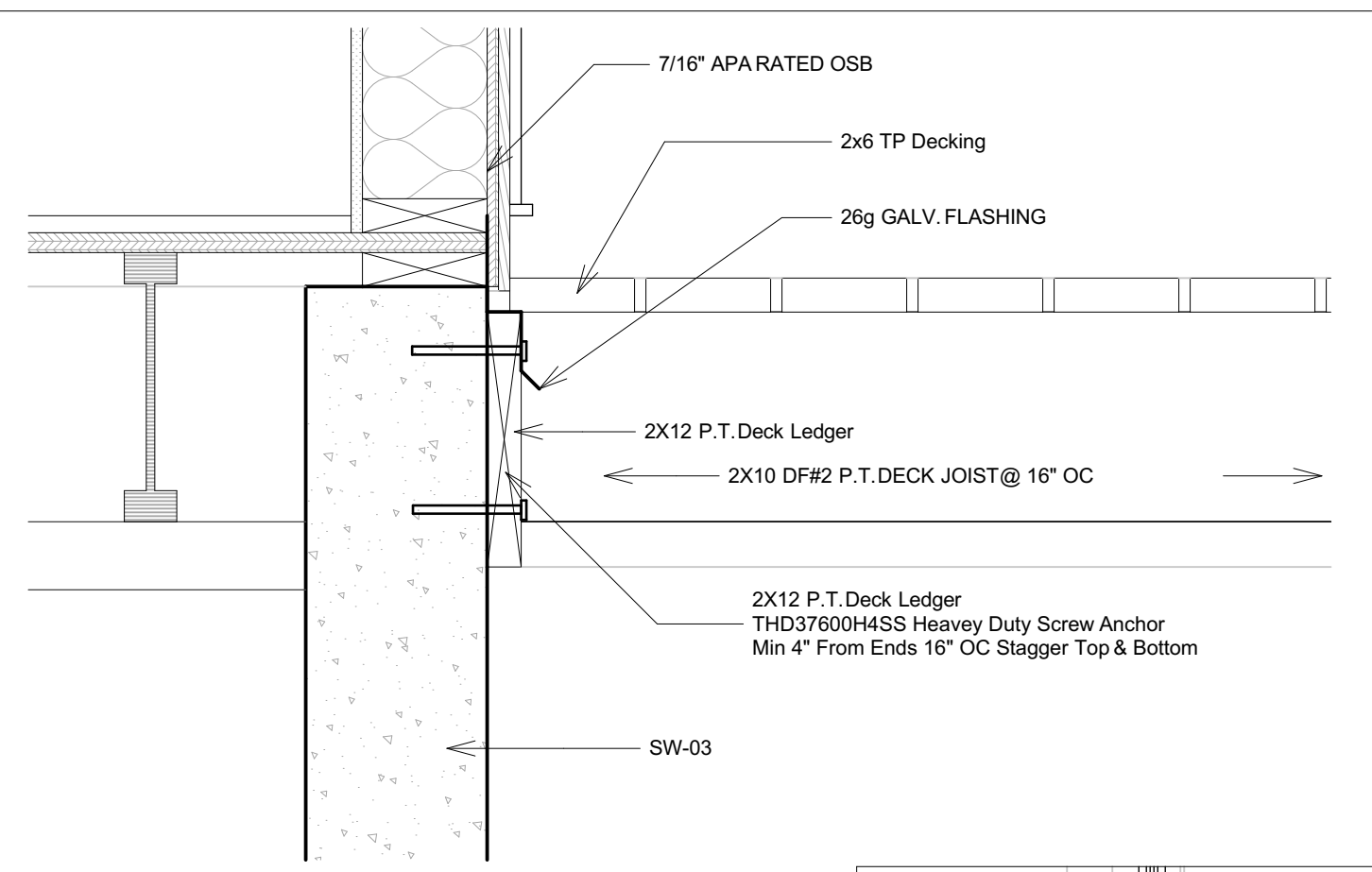
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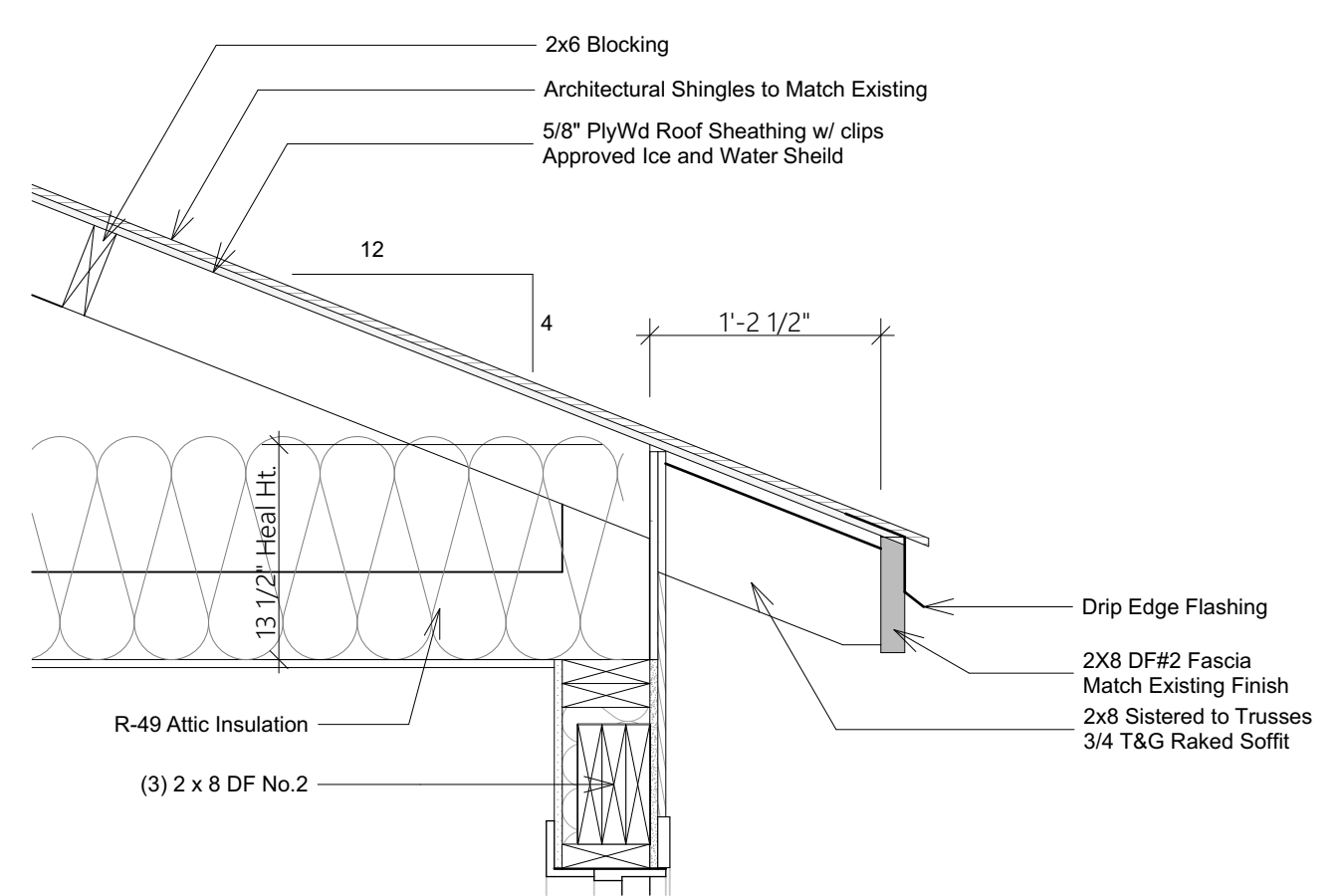
D-06 Exterior Fire Place
SCALE: 1/2" = 1'-0"



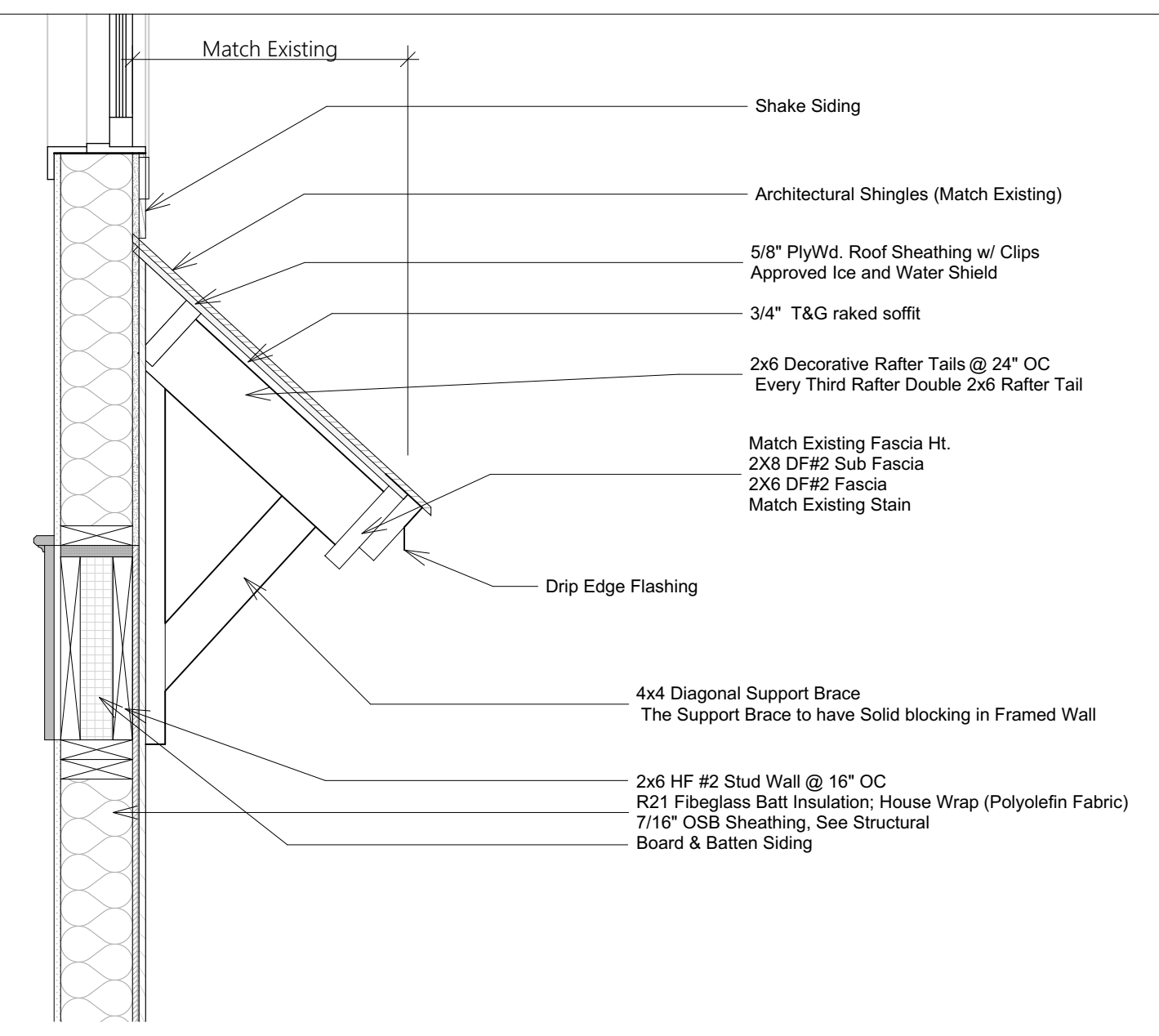
D-03 DETAIL BEAM | COLUMN @ FRONT PORCH
SCALE: 1 1/2" = 1'-0"



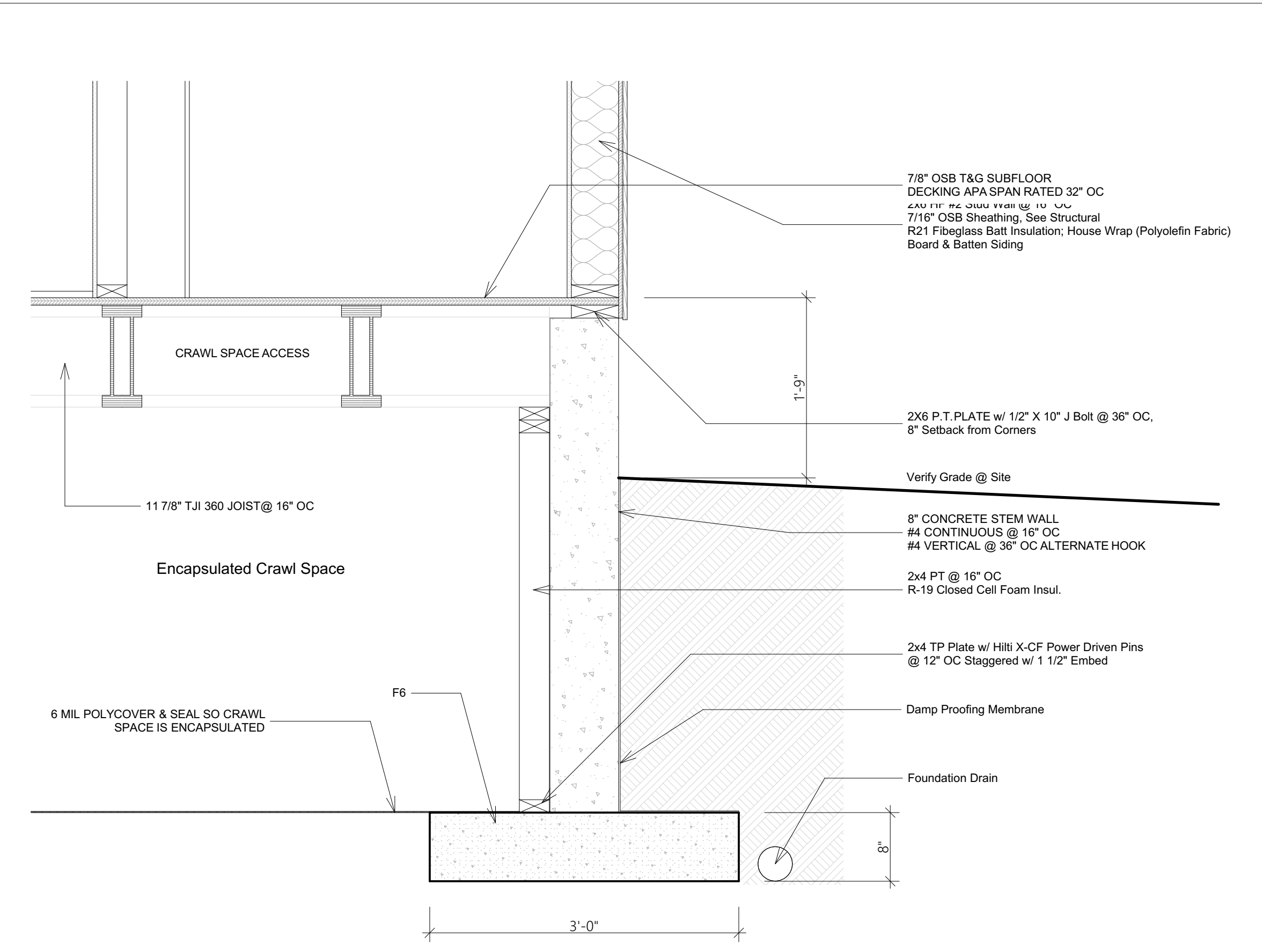
D-02 DECK LEDGER
SCALE: 1 1/2" = 1'-0"



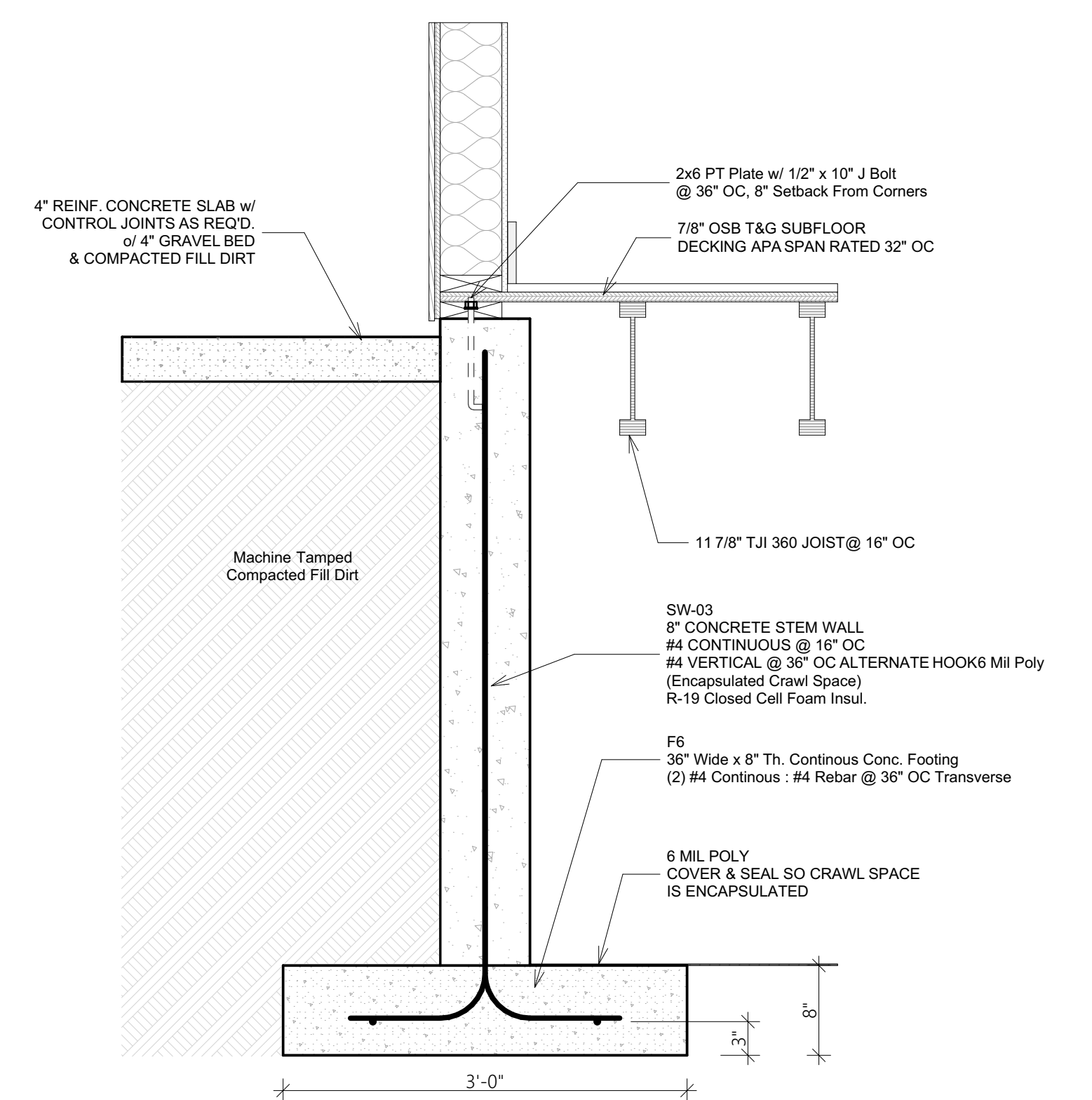
D-04 EAVE DETAIL 4/12 ROOF PITCH
SCALE: 1" = 1'-0"



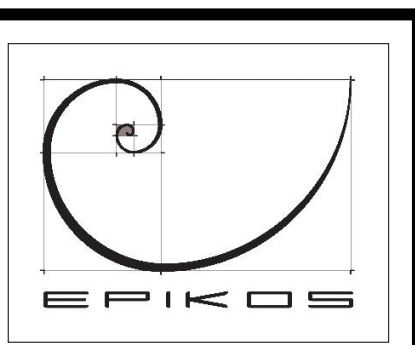
D-05 EAVE DETAIL 11/12 ROOF PITCH
SCALE: 1" = 1'-0"



D-01 STEM WALL DETAIL
SCALE: 1" = 1'-0"



D-07 STEM WALL-2
SCALE: 1" = 1'-0"



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Checked by: WR

Sheet:

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| ROOM FINISH SCHEDULE | | | | | | | | | | | | | |
|----------------------|--------|-----------------|--------------|------------------|-----------------|------------|-------------------|----------------|----------|--------------|----------|-------|-------------|
| ROOM NAME | NUMBER | FLOOR | | | WALL | | | CEILING | | | TRIM | | Remarks |
| | | Material | Texture | Finish | Material | Texture | Finish | Material | Texture | Finish | BASE | Crown | |
| ENTRY AREA | 101 | 3 1/4" HARDWOOD | ----- | STAIN POLYU... | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| DINING | 102 | 3 1/4" HARDWOOD | ----- | STAIN POLYU... | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| GREAT RM | 103 | 3 1/4" HARDWOOD | ----- | STAIN POLYU... | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| KITCHEN | 104 | 3 1/4" HARDWOOD | ----- | STAIN POLYU... | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| HALF BATH | 105 | 3 1/4" HARDWOOD | ----- | STAIN POLYU... | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| UTILITY | 106 | TILE | ----- | PORCELAIN | 1/2" GYP. BRD. | KNOCK DOWN | PAINT EGG SHELL | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| LANAI | 107 | 2X6 DECKING | ----- | DECK STAIN S... | ----- | ----- | ----- | T&G PLYWOOD | WOOD T&G | STAIN POLY | ----- | 1x4 | SEE DETAILS |
| FRONT PORCH | 108 | CONCRETE | BROOM FINISH | BROOM FINISH | ----- | ----- | ----- | T&G PLYWOOD | WOOD T&G | STAIN POLY | ----- | 1x4 | SEE DETAILS |
| BONUS ROOM | 200 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| OFFICE NOOK | 201 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| HALL | 202 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| GUEST BEDRM | 203 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| GUEST CLOS. | 204 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| MASTER BED RM | 206 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| BATH | 206 | TILE | ----- | CERAMIC | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | ----- |
| MASTER BATH | 207 | TILE | ----- | PORCELAIN | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | 1x4 | SEE DETAILS |
| WALK-IN SHW | 208 | TILE | ----- | CERAMIC | 1/2" GREEN BRD. | ----- | TILE CERAMIC | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | Tile | ----- | ----- |
| M. CLOSET | 209 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| SEASONAL CLOS | 210 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| GUEST AREA | 211 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| CLOS. | 212 | CARPET | ----- | WOOL | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |
| CLOS. | 213 | CARPET | ----- | BERBER | 1/2" GYP. BRD. | SMOOTH | PAINT FLAT | 1/2" GYP. BRD. | POPCORN | PAINT FLAT | 1x4 Pine | ----- | ----- |

ROOM FINISH SCHEDULE

SCALE: 1" = 1'-0"

| WINDOW SCHEDULE | | | | | | | | | | | | | |
|-----------------|---------------------|----------------|--------|----------|----------------|-----------------|-------------------------|--------|----------|--------------------------|------------------|---------|------------------------|
| ID | WINDOW | | Egress | Operable | Frame Material | Exterior Finish | GLAZING | | | | Hardware Set | U-Value | REMARKS |
| | GENERAL DESCRIPTION | TYPE | | | | | Devided Lites | Panes | Coating | T | | | |
| A | 2-2656 | Casement | False | True | Clad Wood | Clay | 6Lt GBG 7/8 Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |
| B | 3-2626 | Fixed Casement | False | False | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | ----- | 0.29 | |
| C | 2-2046 | Casement | False | True | Clad Wood | Clay | 4Lt GBG 7/8 Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |
| D | 5046 | Sliding | False | True | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |
| E | 3046 | Casement | False | True | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |
| F | 3-2646 | Casement | False | True | Clad Wood | Clay | 4 Lt. GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | Center Window Operable |
| G | 2640 | Fixed Casement | False | False | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | ----- | 0.29 | 8'6" Hd Ht |
| H | 3036 | Casement | False | False | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |
| I | 2-2650 | Fixed Casement | False | True | Clad Wood | Clay | 6 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | ----- | 0.29 | |
| J | 4616 | Fixed Casement | False | True | Clad Wood | Clay | ---- | Double | LoE2-270 | <input type="checkbox"/> | ----- | 0.29 | |
| L | 2-2640 | Casement | True | True | Clad Wood | Clay | 4 Lt GBG 7/8" Flat | Double | LoE2-270 | <input type="checkbox"/> | Standard Beige | 0.29 | |

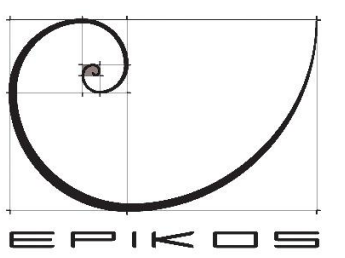
Window Schedule

SCALE: 1" = 1'-0"

| DOOR SCHEDULE | | | | | | | | | |
|---------------|-------|--------|-----------|-----------------------------|-----------|-------|--------|------------------|------------------------|
| ID | DOOR | | | GENERAL DESCRIPTION | Door Type | SWING | Finish | HARDWARE SET | REMARKS |
| | WIDTH | HEIGHT | THICKNESS | | | | | | |
| D-01 | 3'-4" | 8'-0" | 1 3/4" | 3'4" x 8'0" | ENTRY | LH | Stain | Standard ORB | Custom Entry Door |
| D-02 | 3'-0" | 6'-8" | 1 3/4" | 2'8" x 6'8" 1Lt 2 panel | HALF LT. | RH | Clad | Standard Black | |
| D-03 | 3'-0" | 6'-8" | 1 3/4" | 2'8" x 6'8" 4panel | DOOR | LH | Paint | Standard Black | |
| D-04 | 3'-0" | 8'-0" | 1 3/8" | 2'8" x 6'8" 4 Panel | POCKET | P | Paint | Standard Black | Verify Pocket Hardware |
| D-05 | 2'-6" | 6'-8" | 1 3/8" | 2'6" x 6'8" 6 Panel | DOOR | LH | Stain | Standard Black | |
| D-06 | 6'-8" | 20'-0" | 4 1/8" | 2'8" x 6'8" 4 Panel | DOOR | LH | Stain | Standard Black | |
| D-06-2 | 2'-0" | 6'-8" | 1 3/8" | 2'8" x 6'8" 4 Panel | DOOR | RH | Stain | Standard Black | |
| D-07 | 2'-8" | 6'-8" | 1 3/8" | 2'8" x 6'8" 4 Panel | DOOR | LH | Stain | Standard Black | |
| D-07-2 | 2'-8" | 6'-8" | 1 3/8" | 2'8" x 6'8" 4 Panel | DOOR | RH | Stain | Standard Black | |
| D-08 | 5'-0" | 13'-4" | 2 3/4" | 2'6" x 6'8" 4 Panel | POCKET | PKT_L | Stain | Standard Black | Verify Pocket Hardware |
| D-08-2 | 2'-6" | 6'-8" | 1 3/8" | 2'6" x 6'8" 4 Panel | POCKET | PKT_R | Stain | Standard Black | Verify Pocket Hardware |
| D-09 | 2'-4" | 6'-8" | 1 3/8" | 2'4" x 6'8" 4 Panel | DOOR | LH | Stain | Standard Black | |
| D-10 | 2'-8" | 4'-6" | 1 3/4" | 2'8" x 4'6" Flush | DOOR | RH | Paint | Standard Black | Access Door |

Door Schedule

SCALE: 1" = 1'-0"

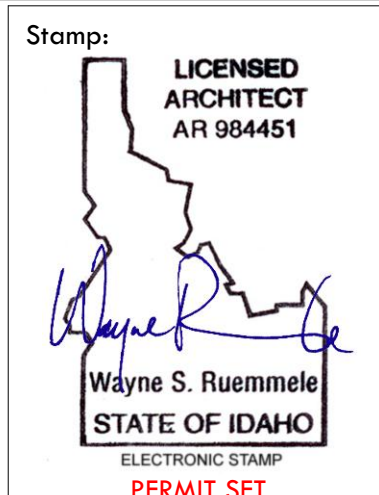


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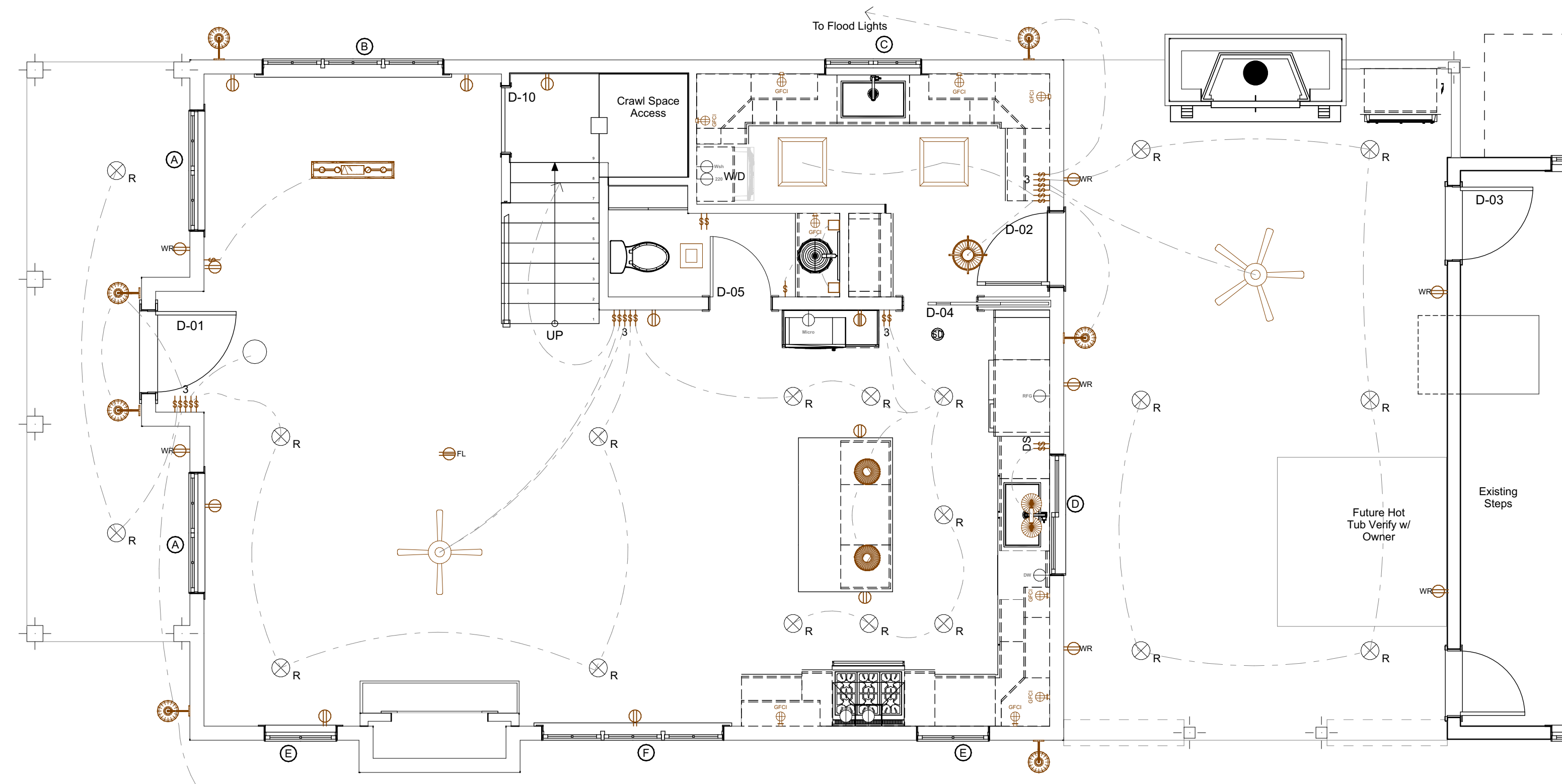
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| 1st FLOOR LIGHT FIXTURE SCHEDULE | | | | |
|----------------------------------|---|-----------------|---------------------------|---------------------|
| ID | DESCRIPTION | SYMBOL | LOCATION | REMARKS |
| LF-01 | 6" Recessed Light | ⊗ _{6"} | See Plans | AIRTIGHT & IC RATED |
| LF-02 | 2 Pendant Lt Fixture | ⊗ | At Kitchen Sink | |
| LF-03 | Pendant Light Fixture | ● | Over Island | |
| LF-04 | 5 Lt, Rectangle Drum Light | ⊗ | Dining Room | |
| LF-05 | Ceiling Fan w/ Light | ⊗ | Family Rm. | |
| LF-06 | Light Fixture-Ceiling | ⊗ | Back Entry | |
| LF-07 | 2x2 Fluorescent Light | ⊗ | Utility | |
| LF-08 | Exhaust Fan W/ Light | ⊗ | Powder Rm | |
| LF-09 | Wall Sconce | ⊗ | Powder Rm | |
| LF-10 | Exterior Wall Sconce | ⊗ | See Drawings for Location | 7' above FF |
| LF-11 | Light Fixture | ⊗ | Under Stair landing | |
| LF-12 | Exterior Ceiling Fan | ⊗ | Lanai | |
| LF-13 | Exterior Wall Sconce / Lantern Dark Sky Compliant | ⊗ | See Drawings for Location | 8'6" above FF |
| LF-14 | Ceiling Mount Light Fixture | ⊗ | Entry | |

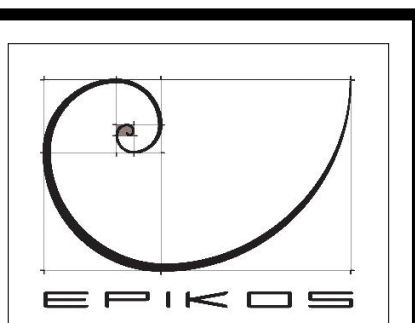
| ELECTRIC SYMBOLS LEGEND - SCHEDULE | | | |
|------------------------------------|----------------------------------|--------------|---------------------------------------|
| 2D Symbol | Description | Designation | Comments |
| ⊗ ₂₂₀ | 220 Receptacle | Dryer | |
| ⊗ _{GFCI} | Ground Fault Circuit Interrupter | GFCI | Above Counter |
| ⊗ _{DW} | Receptacle | Dish Washer | |
| ⊗ _{GFCI} | Receptacle | GFCI | |
| ⊗ _{HD} | Receptacle | Hood | |
| ⊗ _{Micro} | Receptacle | Microwave | |
| ⊗ _{RNG} | Receptacle | Range | |
| ⊗ _{RFG} | Receptacle | Refrigerator | |
| ⊗ | Receptacle | Standard | 44" Height |
| ⊗ | Receptacle | Standard | Set at Island Ends Per Code |
| ⊗ _{Wsh} | Receptacle | Washer | |
| ⊗ | Tamper Resistant Receptacle | TR | |
| ⊗ _{FL} | Tamper Resistant Receptacle | TR | Floor Outlet Verify Location w/ Owner |
| ⊗ _{WR} | Weather Resistant Receptacle | WR | |

| ELECTRIC SYMBOL LEGEND - SCHEDULE CONTINUED | | | | |
|---|-----------|-----------------|--------|---------------------------------|
| 2D Symbol | Type | Description | Style | Remarks |
| ⊗ ₃ | Double | 3-Way Switch | Rocker | (1) Switch Dedicated to 3-Way |
| ⊗ ₃ | Double | 3-Way Switch | Rocker | (2) Switch Dedicated to 3-Way |
| ⊗ | Double | Single-Pole | Rocker | |
| ⊗ ₃ | Quintuple | 3-Way Switch | Rocker | (2) Switch Dedicated to 3-Way |
| ⊗ ₃ | Quintuple | 3-Way Switch | Rocker | (3) Switches dedicated to 3-Way |
| ⊗ _{DS} | Single | Disposal Switch | Rocker | |
| ⊗ | Single | Single-Pole | Rocker | |
| ⊗ ₃ | Triple | 3-Way Switch | Rocker | (1) Switch Dedicated to 3-Way |
| ⊗ ₃ | Triple | Single-Pole | Rocker | |

ELECTRICAL NOTES:
 * 2017 NATIONAL ELECTRICAL CODES
 * CONTRACTOR RESPONSIBILITY TO VERIFY ALL CODES (BOTH LOCAL AND STATE) FOR WIRING AND LIGHT FIXTURE PLACEMENTS
 * VERIFY WITH OWNER LOCATION OF PANEL BOX AND SIZE TO MEET ANY FUTURE EXPANSION
 * VERIFY W/ OWNER ALL LOCATION/ PLACEMENT OF BOTH LIGHT/ ELECTRICAL FIXTURES
 * VERIFY HOT WATER HEATER LOCATION AND ITS ELECTRICAL REQUIREMENTS
 * VERIFY W/ OWNER FUTURE HOT TUB AND ITS ELECTRICAL REQUIREMENTS
 * ELECTRICAL LAYOUT IS TO BE USED AS A REFERENCE, ACTUAL NUMBER AND FINAL PLACEMENT IS TO BE DETERMINED AT SITE AND VERIFIED W/ OWNER
 * VERIFY ALL LIGHT FIXTURE AND ITS ELECTRICAL WIRING REQUIREMENTS



1. FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



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Stamp: LICENSED ARCHITECT AR 984451
 Wayne S. Ruemmele
 STATE OF IDAHO
 ELECTRONIC STAMP
 PERMIT SET

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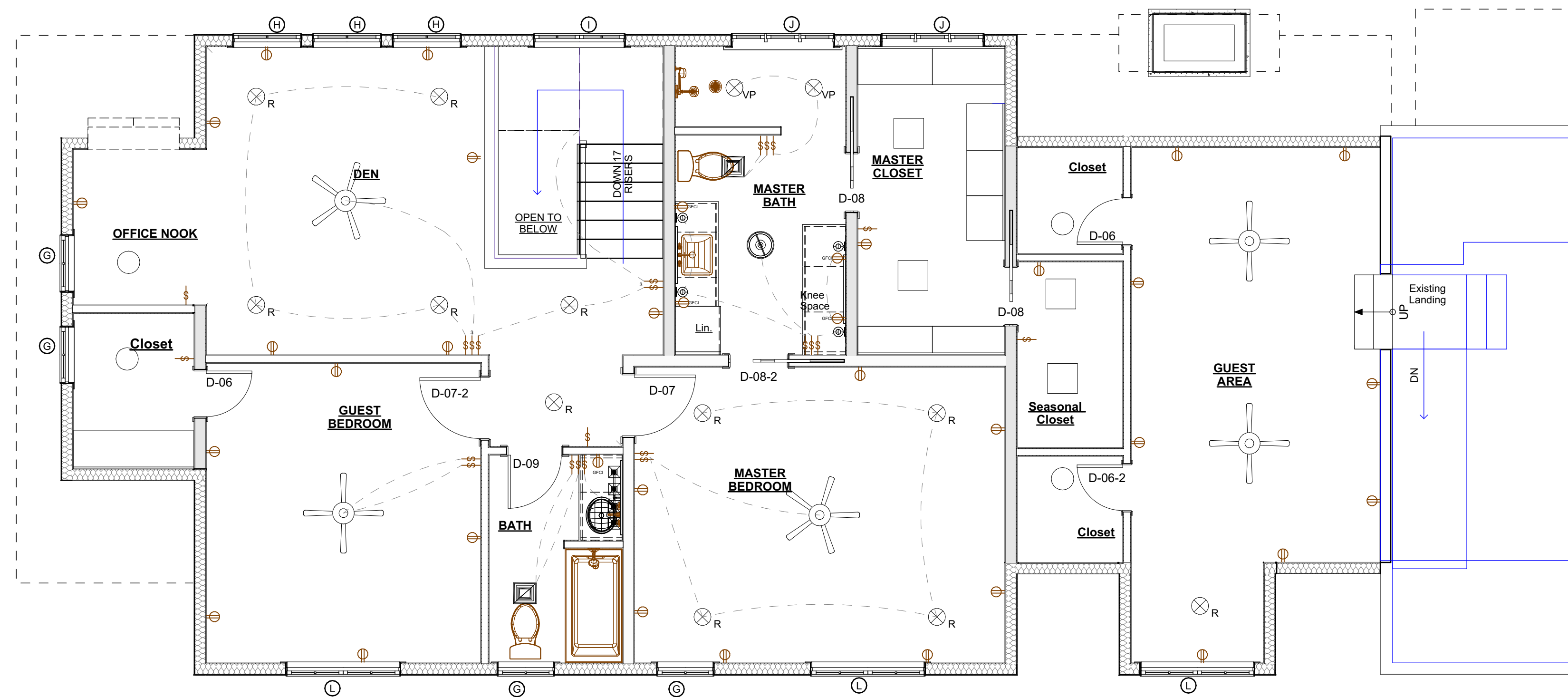
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| 2nd FLOOR LIGHT FIXTURE SCHEDULE | | | | |
|----------------------------------|------------------------|-----------------|---------------|---------------------|
| ID | DESCRIPTION | SYMBOL | LOCATION | REMARKS |
| LF-20 | Light Fixture | □ | Master Closet | |
| LF-21 | Hanging Light Fixture | ⊙ | Master Bath | |
| LF-22 | Single Light Sconce | ⊙ | Master Bath | 5'-6" to Center |
| LF-23 | Exhaust Fan w/ Light | ⊙ | See Plans | |
| LF-24 | Recessed Light Fixture | ⊙ _{VP} | Master Shower | Vapor Proof |
| LF-25 | 6" Recessed Light | ⊙ _R | See Plans | AIRTIGHT & IC RATED |
| LF-26 | Ceiling Fan | ⊙ | See Plans | |
| LF-26.1 | Ceiling Fan w/ Light | ⊙ | Guest Bedroom | |
| LF-27 | Round Ceiling Mount | ○ | See Plans | |
| LF-28 | 4 Light Sconce | ⊙ | Guest Bath | Above Mirror |

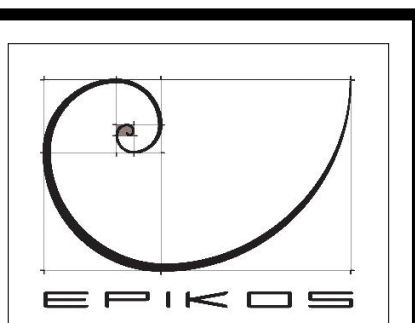
| ELECTRIC SYMBOLS LEGEND - SCHEDULE | | | |
|------------------------------------|----------------------------------|--------------|---------------------------------------|
| 2D Symbol | Description | Designation | Comments |
| ⊙ | 220 Receptacle | Dryer | |
| ⊙ _{GFCI} | Ground Fault Circuit Interrupter | GFCI | Above Counter |
| ⊙ _{DW} | Receptacle | Dish Washer | |
| ⊙ _{GFCI} | Receptacle | GFCI | |
| ⊙ _H | Receptacle | Hood | |
| ⊙ _{Microw} | Receptacle | Microwave | |
| ⊙ _{RNG} | Receptacle | Range | |
| ⊙ _{REFG} | Receptacle | Refrigerator | |
| ⊙ | Receptacle | Standard | 44" Height |
| ⊙ | Receptacle | Standard | Set at Island Ends Per Code |
| ⊙ _{Wsh} | Receptacle | Washer | |
| ⊙ | Tamper Resistant Receptacle | TR | |
| ⊙ _{FL} | Tamper Resistant Receptacle | TR | Floor Outlet Verify Location w/ Owner |
| ⊙ _{WR} | Weather Resistant Receptacle | WR | |

| ELECTRIC SYMBOL LEGEND - SCHEDULE CONTINUED | | | | |
|---|-----------|-----------------|--------|---------------------------------|
| 2D Symbol | Type | Description | Style | Remarks |
| ⊙ ₃ | Double | 3-Way Switch | Rocker | (1) Switch Dedicated to 3-Way |
| ⊙ ₃ | Double | 3-Way Switch | Rocker | (2) Switch Dedicated to 3-Way |
| ⊙ | Double | Single-Pole | Rocker | |
| ⊙ ₃ | Quintuple | 3-Way Switch | Rocker | (2) Switch Dedicated to 3-Way |
| ⊙ ₃ | Quintuple | 3-Way Switch | Rocker | (3) Switches dedicated to 3-Way |
| ⊙ _{DS} | Single | Disposal Switch | Rocker | |
| ⊙ | Single | Single-Pole | Rocker | |
| ⊙ ₃ | Triple | 3-Way Switch | Rocker | (1) Switch Dedicated to 3-Way |
| ⊙ ₃ | Triple | Single-Pole | Rocker | |

ELECTRICAL NOTES:
 * 2017 NATIONAL ELECTRICAL CODES
 * CONTRACTOR RESPONSIBILITY TO VERIFY ALL CODES (BOTH LOCAL AND STATE) FOR WIRING AND LIGHT FIXTURE PLACEMENTS
 * VERIFY WITH OWNER LOCATION OF PANEL BOX AND SIZE TO MEET ANY FUTURE EXPANSION
 * VERIFY W/ OWNER ALL LOCATION / PLACEMENT OF BOTH LIGHT / ELECTRICAL FIXTURES
 * VERIFY HOT WATER HEATER LOCATION AND ITS ELECTRICAL REQUIREMENTS
 * VERIFY W/ OWNER FUTURE HOT TUB AND ITS ELECTRICAL REQUIREMENTS
 * ELECTRICAL LAYOUT IS TO BE USED AS A REFERENCE. ACTUAL NUMBER AND FINAL PLACEMENT IS TO BE DETERMINED AT SITE AND VERIFIED W/ OWNER.
 * VERIFY ALL LIGHT FIXTURE AND ITS ELECTRICAL WIRING REQUIREMENTS



3. SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



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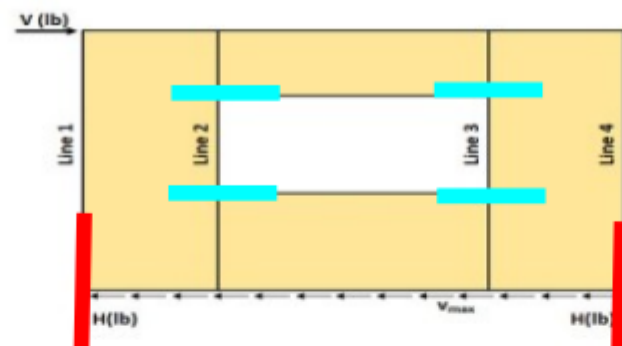
| SHEAR PANEL | | | | |
|-------------|--|--|---|---|
| ID | Wall Load | Window Strap | Hold Downs | COMMENT |
| 1 | Wall load is 4,050 lbs and using FTAO method. | Window strap is CMST16 x 40" w/ (20) 8d nails each end. | Hold Downs are THD14RJ, w/ (30) 16d nails. | Use a 19/32" OSB panel, w/ 2" OC nailing at the edges for the panel, w/ blocking added behind straps. |
| 2 | Wall load is 4,050 + 1250 lbs and using FTAO method. | Window strap is CMST16 x 40" w/ (20) 8d nails each end. | Hold Downs are STHD14RJ, w/ (30) 16d nails. | Use a 7/16" OSB panel, w/ 2" OC nailing at the edges for the panel, w/ blocking added behind straps. |
| 3 | Wall Load is 2338 lbs and using SW1 nailing, the minimum shear panel length is 5.2' | | Using a panel length of 7.75', the hold down load is 2,715 lbs. | |
| 4 | Wall Load is 2338 lbs and using SW1 nailing, the minimum shear panel length is 5.2' | | Using a panel length of 12.5', the hold down load is 1,683 lbs. | |
| 5 | Wall Load is 1,386 lbs and using SW2 nailing, the minimum shear panel length is 7.7' | | Using (2) 4.5' panels, the hold down loads are 1,232 lbs | |
| 6 | Wall Load is 1,386 lbs and using SW2 nailing, the minimum shear panel length is 7.5' | | Using 10' panel, the hold down loads are 1,108 lbs. | |
| 7 | Wall Load is 938 lbs and using FTAO method | Window Strap is CMST16" x 18", w/ (8) 8d nails each end. | Hold Downs are CS20 x 42", w/ (9) 8d nails each end. | Nailing SW2 for 7/16" panel, w/ blocking added behind straps. |
| 8 | Wall Load is 938 lbs and using FTAO method | Window Strap is CMST16" x 18", w/ (8) 8d nails each end. | Hold Downs are CS20 x 42", w/ (9) 8d nails each end. | Nailing SW2 for 7/16" panel, w/ blocking added behind straps. |

| NAILING REQUIREMENT | | | | | | |
|---------------------|--|----------|--------------|---------------|-------------|--------------------------------|
| REF | Sheathing | Fastener | Edge Nailing | Field Nailing | Blocking | Anchor Bolts |
| SW1 | 7/16" APA Rated OSB (blocked) 24" OC | 8d nails | 4" OC | 12" OC | Panel Edges | 1/2" Dia. x 10 AB @ 24" OC 451 |
| SW2 | 7/16" APA Rated OSB (unblocked) 24" OC | 8d nails | 6" OC | 12" OC | NA | 1/2" Dia. x 10 AB @ 36" OC 185 |

7/16" crown 16ga x 2" straps 3" OC
if substituted for 8d nails @ 6" OC

▲ Hold Downs (1st Floor) will have a maximum of 4,200 lbs and must be STHD 14 strap w/ (30) 16d sinkers, in locations listed above

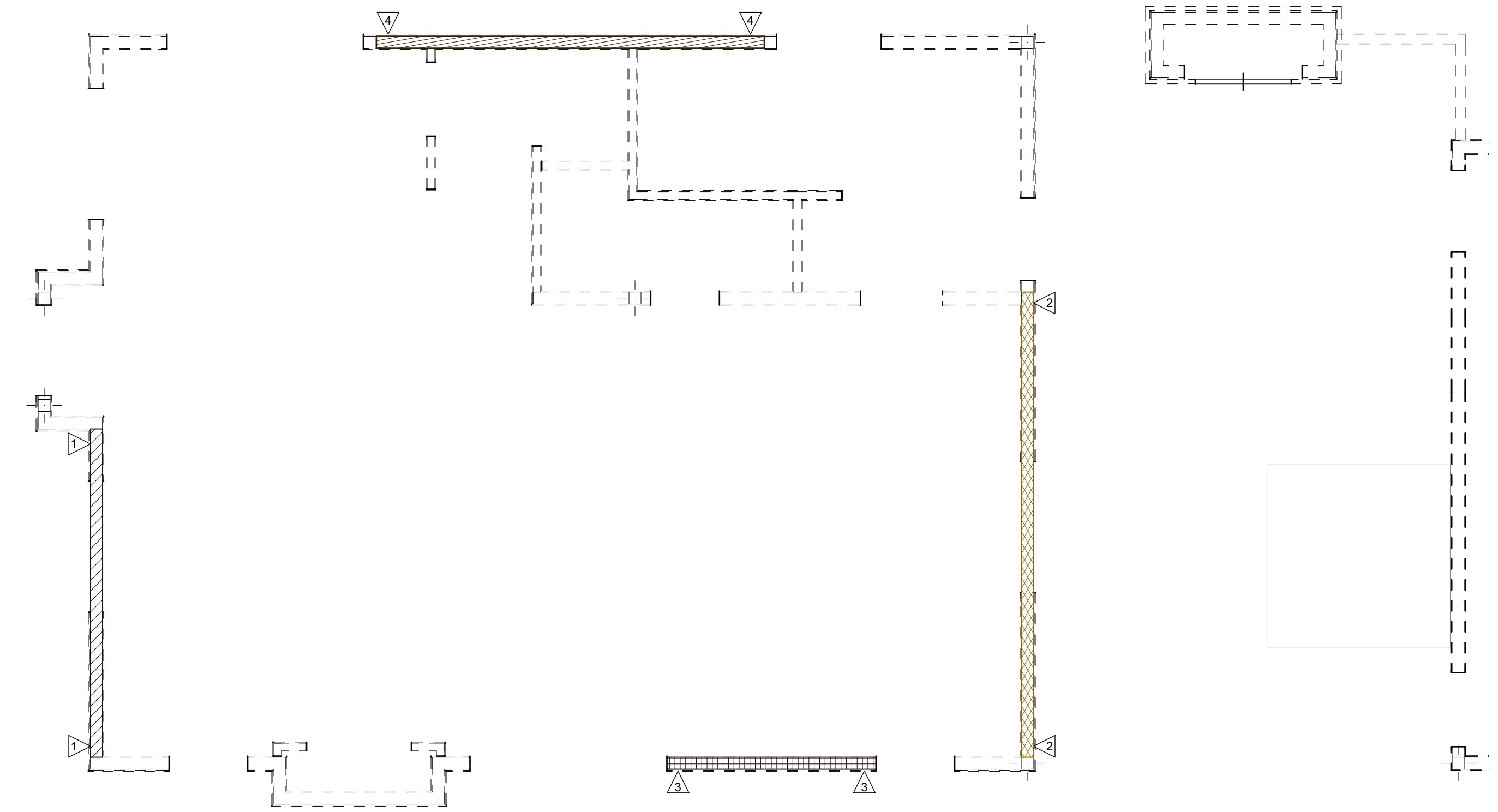
▲ Hold Downs (2nd Floor) will have a maximum of 1,000 lbs and must use a CS18 x 42" w/ (9) 8d nails, each end.



| Check Summary of Shear Values for One Opening | | | |
|--|-----|-----|---------|
| Line 1: $vc1(ha1+hb1)+V1(ho1)=HF$ | -23 | 482 | 459 lbf |
| Line 2: $va1(ha1+hb1)+vc1(ha1+hb1)-V1(ho1)=0?$ | 459 | -23 | 482 |
| Line 3: $va1(ha1+hb1)+vc2(ha1+hb1)-V1(ho1)=0?$ | 459 | -23 | 482 |
| Line 4: $vc2(ha1+hb1)+V2(ho1)=HF$ | -23 | 482 | 459 lbf |

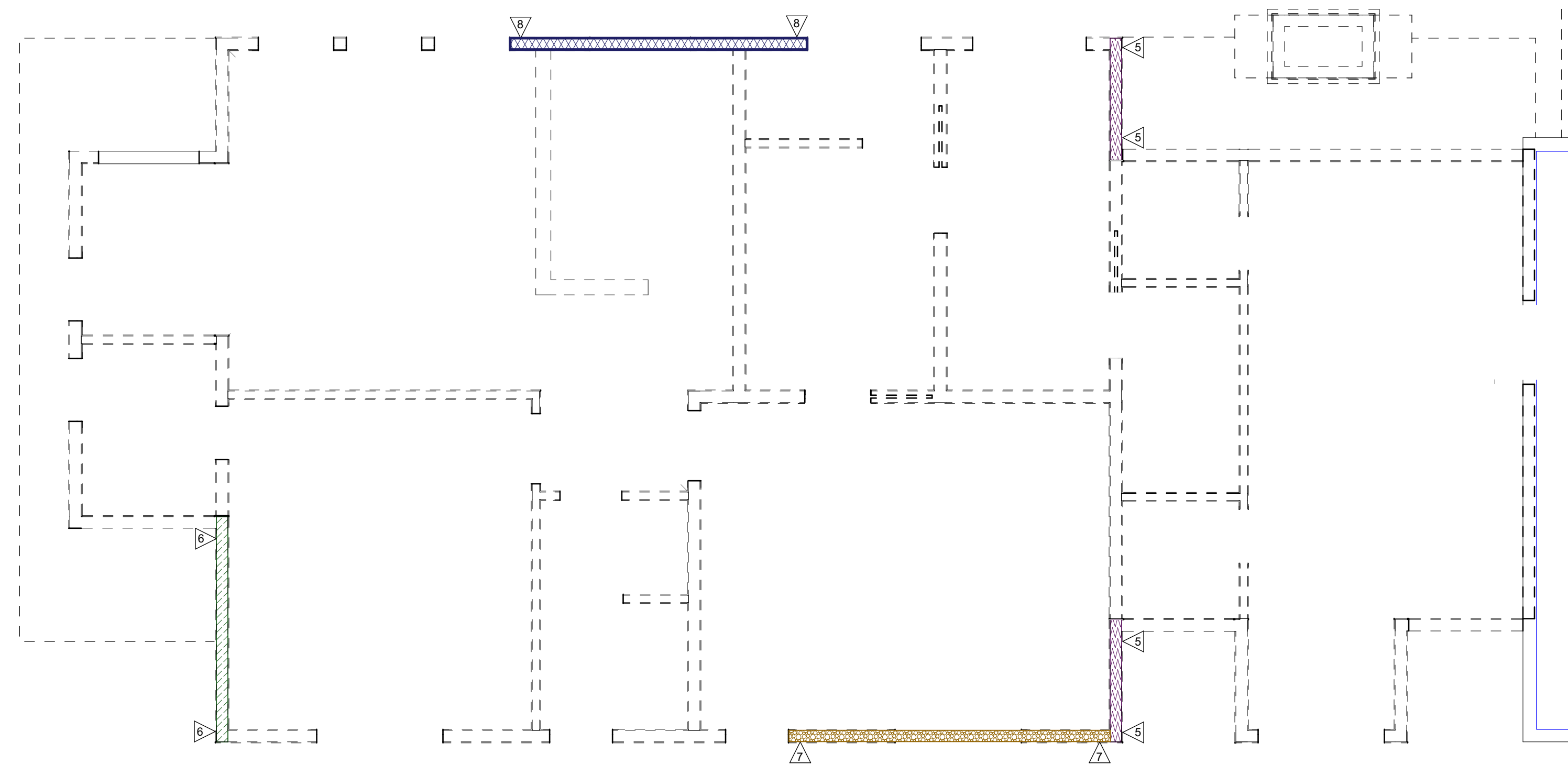
| Design Summary* | | | |
|---|---------|----------------------|-----------|
| Req. Sheathing Capacity | 163 plf | 4-Term Deflection | 0.061 in. |
| Req. Strap Force | 496 lbf | 4-Term Story Drift % | 0.003 % |
| Req. HD Force (H) | 459 lbf | 3-Term Deflection | 0.108 in. |
| Req. Shear Wall Anchorage Force (V _{max}) | 57 plf | 3-Term Story Drift % | 0.004 % |

*The Design Summary assumes that the shear wall is designed as blocked.



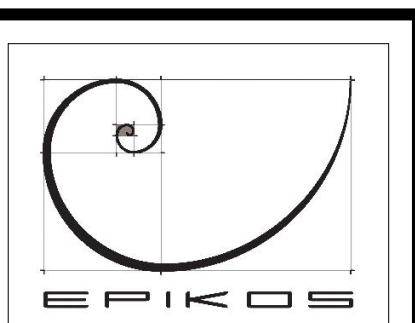
FIRST FLOOR SHEAR WALLS PANELS

SCALE: 1/4" = 1'-0"



SECOND FLOOR SHEAR WALLS

SCALE: 1/4" = 1'-0"



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Wayne S. Ruumemele
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ELECTRONIC STAMP
PERMIT SET

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[PLOT DATE: 3/22/2024]

Date: 3/22/2024

Project No: 1334

Drawn by: DLS

Checked by: WR

Sheet:
S1.01

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FOUNDATION NOTES:

- FOUNDATION FOOTINGS, AND COLUMN FOOTING TO BEAR ON UNDISTURBED SOIL WITH MINIMUM DEPTH OF BOTTOM OF FOOTING TO BE 24" BELOW FINAL GRADE. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ALL EXCESS FRAMING MATERIAL TO BE EXPORTED FROM THIS SITE TO AN APPROVED DISPOSAL LOCATION.
- EXCAVATE SITE TO PROVIDE A MINIMUM OF 24" CLEARANCE UNDER ALL GIRDERS/JOISTS.
- CLEAN ALL FOOTING EXCAVATIONS OF LOOSE AND ORGANIC MATERIALS.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
- DO NOT BACKFILL FOUNDATION WALLS UNTIL MAIN FLOOR INCLUDING SUB-FLOORING AND WALL DIAPHRAGMS ARE IN PLACE AND FULLY NAILED AND ANCHORED AND FOUNDATION WALLS HAVE BEEN CAST AND CURED.
- CONCRETE:
 - BASEMENT AND FOUNDATIONS 6 SACK/YD. 4" MAX. SLUMP 3500 PSI
 - WALLS AND FOOTINGS NOT EXPOSED TO WEATHER.
 - BASEMENT AND INTERIOR SLABS 6 SACK/YD. 4" MAX. SLUMP 3500 PSI ON GRADE.
 - BASEMENT AND INTERIOR SLABS 6 SACK/YD. 4" MAX. SLUMP 3500 PSI ON GRADE.
 - BASEMENT WALLS, FOUNDATIONS AND FOOTINGS EXPOSED TO WEATHER.
 - PORCHES, STEPS, CARPORT AND OTHER EXTERIOR SLABS DIRECTLY EXPOSED TO WEATHER, 5% - 7% MAX. AIR ENTRAINED.
- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
- ALL CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO CURRENT A.C.I. STANDARDS.
- ALL FOUNDATIONS TO HAVE 8" CONC. STEM WALLS ON CONCRETE FOOTINGS PER PLAN. REFER TO FOUNDATION PLAN FOR ADDITIONAL REQUIREMENTS. ALL FOUNDATIONS OVER 48" HIGH REQUIRE TO BE ENGINEERED CONCRETE WALLS AND FOOTINGS.
- ALL FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL (3/4"-0") COMPACTED TO 95% MINIMUM.
- PROVIDE 1/2" DIA. X 10" ANCHOR BOLTS A307 GRADE @ 4'-0" O.C. U.N.O. ON PRESSURE TREATED DF NO. 3 MUD SILLS. ANCHOR BOLTS TO BE 7" MINIMUM EMBEDMENT INTO CONCRETE WALLS. AT LEAST TWO (2) BOLTS ARE REQUIRED ON EACH SILL AND 12" MINIMUM FROM SILL SPLICES. PROVIDE FOAM INSUL. BTWN. SILL PL. & FOUND. WALL
- REFER TO SIMPSON SPECIFICATIONS FOR BOLT DIAMETER AND MINIMUM IMBEDMENT LENGTH ON ALL ANCHOR BOLTS AND SIMPSON STRAP-TIE HOLDDOWNS.
- REBAR SCHEDULE:
 - REBAR TO BE LOCATED AT HOLDDOWN LOCATIONS ONLY OR AS SHOWN ON PLAN OR REQUIRED BY CODE.
 - MINIMUM REQUIREMENTS WHERE REBAR IS REQUIRED.
 - FOOTINGS: (2) #4 BAR HORIZONTAL CONTINUOUS, 4" CLEAR BOTTOM.
 - FOUNDATIONS: (1) #4 BAR TOP HORIZONTAL WITH #4 BARS VERTICAL AT 48" O.C. HOOKED AND TIED TO FOOTING BARS AND TIED TO TOP FOUNDATION BAR.

REBAR TO BE LOCATED AT HOLDDOWN LOCATIONS ONLY OR AS SHOWN ON PLAN OR REQUIRED BY CODE.

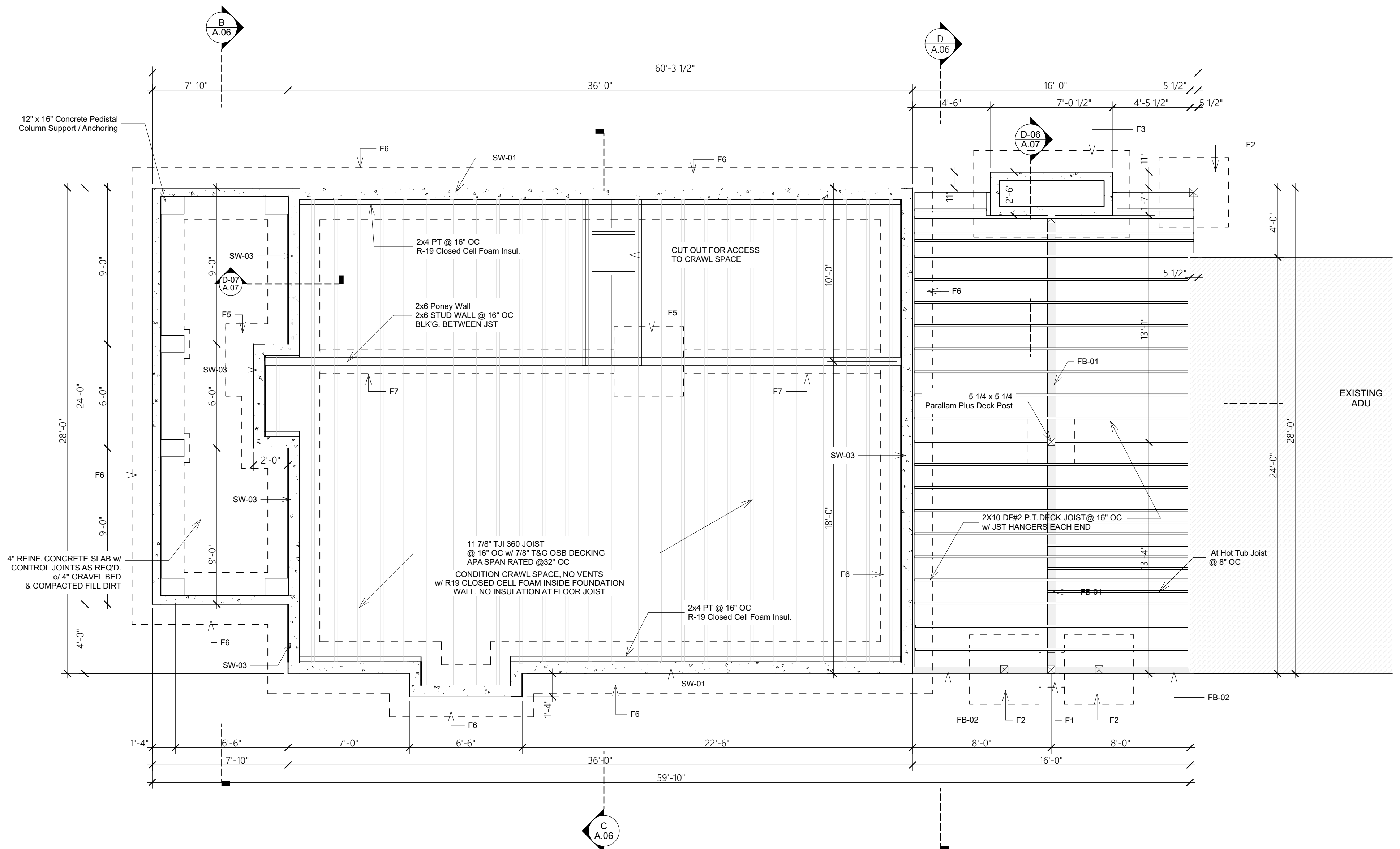
MINIMUM REQUIREMENTS WHERE REBAR IS REQUIRED.

FOOTINGS: (2) #4 BAR HORIZONTAL CONTINUOUS, 4" CLEAR BOTTOM.

FOUNDATIONS: (1) #4 BAR TOP HORIZONTAL WITH #4 BARS VERTICAL AT 48" O.C. HOOKED AND TIED TO FOOTING BARS AND TIED TO TOP FOUNDATION BAR.

- REINFORCING BARS TO BE DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 60. WELDED WIRE MESH TO BE A-185.
- REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS, OR TIES AND SECURE AGAINST DISPLACEMENT DURING CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED.
- ALL LAPS AND SPLICES ON #4 REBAR TO BE 24" MINIMUM, U.N.O..
- "STTB" ANCHOR BOLTS TO BE INSTALLED PER MANUF. PRIOR TO POURING FOOTINGS.
- PROVIDE A 3" DIA. PVC PIPE IN FOUNDATION WALL FOR ELECTRICAL SERVICE. VERIFY PLACEMENT WITH BUILDER/ SUBCONTRACTOR.
- PROVIDE A 4" DIA. PVC LOW POINT CRAWL SPACE DRAIN THROUGH FOUNDATION WALL BLOCKOUT. DRAIN TO BE SLOPED FOR GRAVITY DRAINAGE AND CONNECTED TO AN APPROVED STORM DRAIN SYSTEM.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- ALL HOLDDOWNS, JOIST HANGERS AND BEAM HANGERS TO BE 'SIMPSON' OR EQUAL.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR PROTECTED BY 55# FELT MOISTURE BARRIER.
- FLOOR CONSTRUCTION TO BE:
 - MAIN FLOOR: 9-1/2" T.J.I. FLR. JSTS. SPACED PER PLAN
 - W/ 7/8" T&G OSB DECKING APA SPAN RATED TO 32" O.C. EXCAVATE TO 24" MIN. BELOW FLR. JSTS.

TOP OF ALL HOLD DOWN BOLTS MUST EXTEND ABOVE WASHERS AND NUTS (APPROX. 6" ABOVE TOP OF FNDN. WALL).



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

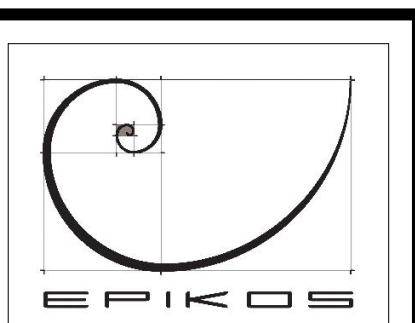
DESIGN INPUTS:
 Building size 52' x 24' main structure
 Building Type: wood framing
 Roof Pitch: 4/12 gabled roof and 11/12 end pitch
 Wind Speed: 115mph; exposure B
 Snow: 150 psf roof
 Wood Design Values: Standard grade Douglas Fir, Compression Stress parallel to grain = 1300 psi, Perpendicular to grain = 625 psi.
 Soil Bearing: 1500 PSF
 Seismic Category: D
 Frost Depth: 28"
 Code IRC2018

| FOOTING SCHEDULE | | | |
|------------------|---|--|----------------------|
| ID | Size | Rebar | Remarks |
| F1 | 24" x 24" x 8" Thick | w/ (2) #4 Ea. Way | |
| F2 | 48" x 48" x 8" Thick | w/ (4) #4 Ea. Way | |
| F3 | 9' x 5' x 12" Thick | w/ (4) #4 rebar in the 5' direction and (8) #4 rebar in the 9' direction | |
| F4 | 32" x 32" x 8" Thick | w/ (3) #4 Ea. Way | |
| F5 | 48" x 48" x 8" Thick | w/ (4) #4 Ea. Way | |
| F6 | 36" Wide x 8" Th. Continous Conc. Footing | (2) #4 Continuous ; #4 Rebar @ 36" OC Transverse | See Stem Wall Detail |
| F7 | 18" wide x 8" thick continous concrete ftg. | (3) #4 rebar continous | |

Footing Schedule

| BEAM SCHEDULE | | | | |
|---------------|------------------|--|---------------------|---|
| ID | Span | Description | Minimum Bearing | REMARKS |
| FB-01 | 13' + 13' | 5 1/8" x 9" x 24F-V4 DF Glulam | 3.5" Bearing | Floor support beam has a span of 13' + 13' and a tributary length of 8' |
| FB-02 | 4.5' + 7' + 4.5' | (2) 2 x 10 DF No.2 | 6" Bearing | Floor support beam has a span of 8'+8' and tributary length of 2' |
| FB-03 | 16' | 5 1/8" x 16 1/2" 24F-V4 DF Glulam | 3.5" Bearing | Floor support beam has a span of 16' and a tributary floor length of 9' for this floor load. Roof Tributary length is 15' w/ point loads 4.5' and 11.5' |
| FB-04 | 4.6' | 5 1/8" x 12" 24F-V4 DF Glulam | (2) Trimmers | Floor Support has a span of 4.5' and a tributary roof length of 14' |
| FB-05 | 18.33' | 6 3/4" x 13 1/2" 24F-V4 DF Glulam | 3.5" | Floor support beam has a span of 18.33' and a floor tributary length of 13' |
| FB-06 | 6'10" | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Floor Support beam has a span 6'-10" and a roof tributary length of 12' |
| FB-07 | 7' | 1 3/4" x 16" 2.0E Microllam LVL | 2" Hanger Bearing | Floor Support beam has a span 9.1' and a tributary length of 14' |
| FB-08 | 6'-0" | (2) 1 3/4" x 16" 2.0E Microllam LVL | 6" Bearing | Floor Support beam has a span 6' and a roof tributary length of 6' |
| RB-01 | 24' | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Roof Support beam has a span of 24' and a tributary roof length 2' |
| RB-02 | 7' | (3) 1 3/4" x 9 1/4" 2.0E Microllam LVL | HHUS 5.5/10 Hangers | Roof Truss Support |
| RB-03 | 7' | (2) 1 3/4" x 7 1/4" 2.0E Microllam LVL | HHUS46 Hanger | Roof Truss Support |
| RB-04 | 7' | 1 3/4" x 18" 2.0E Microllam LVL | | Roof Ridge Beam |
| RB-05 | 6'6" + 4'6" | 1 3/4" x 7 1/4" 2.0E Microllam LVL | | |

Beam Schedule



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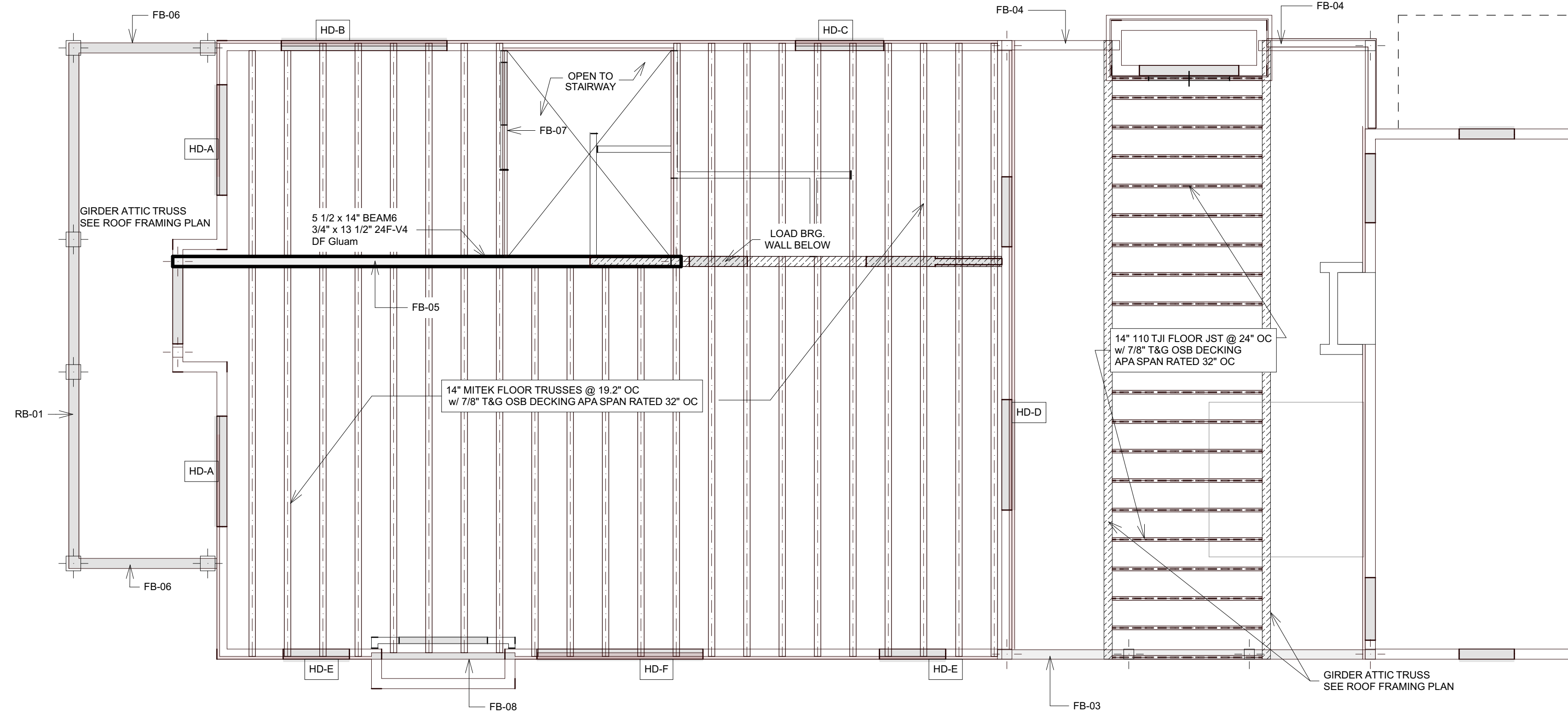
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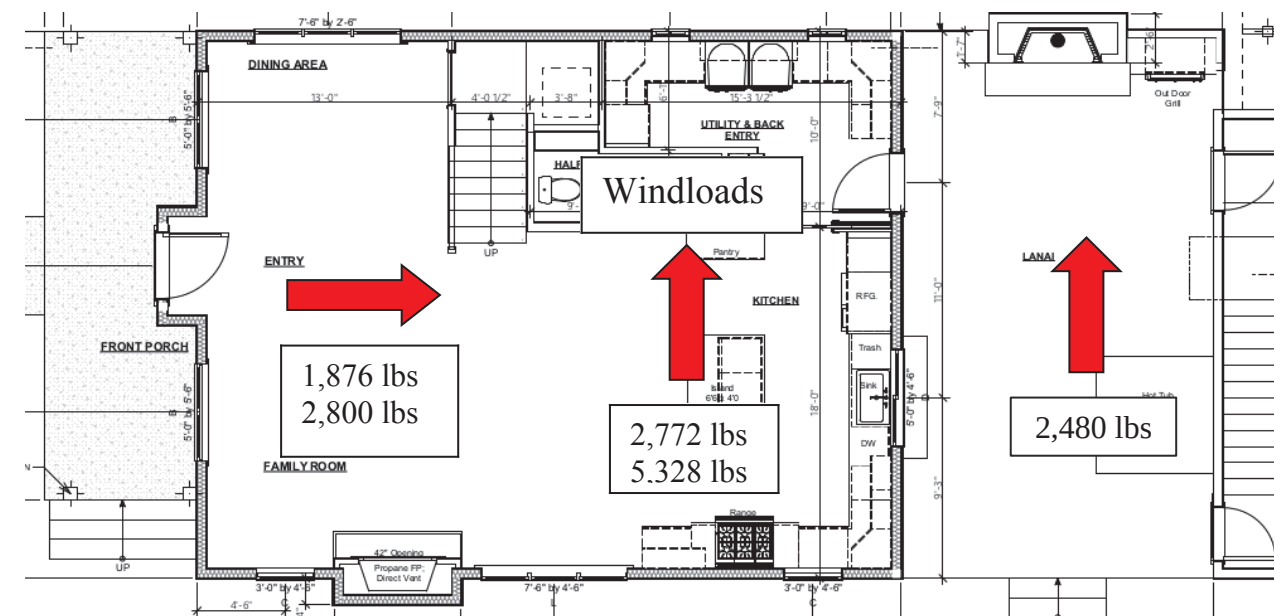
FLOOR FRAMING NOTES:

- FLOOR JOISTS: TO BE 14" MITEK FLOOR TRUSSES AT UPPER FLOOR.
- FLOOR TRUSS SPANS ARE BASED ON A 40# L.L. + 10# D.L. = 50# T.L. DEFLECTION LIMITED
- PROVIDE BLOCK OUTS FOR DOWN DRAFT COOK TOPS, DRYER VENTS, MECH. FLUES, AND ACCESSES. VERIFY SIZE AND PLACEMENT WITH BUILDER/ SUBCONTRACTORS PRIOR TO INSTALL.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR PROTECTED BY 55# FELT MOISTURE BARRIER.
- ALL HOLD-DOWNS, JOIST HANGERS AND BEAM HANGERS TO BE 'SIMPSON' OR EQUAL.
- TO MITEK TECHNICAL SUPPORT FOR CONNECTOR AND HANGER INFORMATION.
- PROVIDE SOLID BLOCKING UNDER ALL UPPER LEVEL BEARING WALLS OR AS SHOWN ON PLAN.
- PROVIDE A CONTINUOUS RIM JOIST AROUND PERIMETER OF EXTERIOR WALLS. RIM JOIST TO BE OF THE SAME SIZE AND MATERIAL TYPE AS FLOOR JOISTS UNLESS OTHERWISE NOTED. FASTEN RIM JOISTS TO WALL BELOW WITH AT LEAST 16D TOE-NAILS AT 8" O.C.
- PROVIDE 7/8" T & G OSB DECKING (APA SPAN RATED TO 32" O/C. GLUE AND FASTEN SHEATHING WITH 10D COMMON NAILS AT 6" O.C. AT ALL EDGES AND 10D COMMON NAILS AT 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS.
- SUB-FLOOR SHEATHING TO EXTEND OUTWARD TO ALL PERIMETER EXTERIOR WALLS BELOW.
- VERIFY LOCATION OF ALL PLUMBING DRAINS AND OFFSET FLOOR JOISTS UP TO 3" O.C. MAXIMUM TO AVOID NOTCHING AND CUTTING OF JOISTS.
- BEARING FOR JOISTS, SUPPORT MEMBERS, HEADERS AND BEAMS TO BE 1/2 THE MEMBERS WIDTH AND SOLID BEARING TO FOOTINGS. 2 X JOISTS TO HAVE 1-1/2" MIN. BEARING.
- DO NOT NOTCH, BORE OR DRILL THROUGH ANY SUPPORT COLUMNS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT DESIGNER IF QUESTIONS ARISE.
- PROVIDE DOUBLE RIM JOISTS AT ALL EXTERIOR WALLS PARALLEL TO JOISTS AND AS SHOWN ON PLAN.
- LAP FLOOR JOISTS A MINIMUM OF 6" EACH WAY AT ALL INTERIOR BEARING MEMBERS. NAIL LAPS WITH (3) 16D AND TO BEARING MEMBER WITH (3) 16D.
- JOISTS SHALL BE SUPPORTED LATERALLY BY BLOCKING OR BRIDGING AT JOIST MID-SPAN AT INTERVALS NOT EXCEEDING 10 FEET.



1ST FLR WALLS W/ 2ND FLR FRM'G. PLAN
SCALE: 1/4" = 1'-0"

Windload:



For the new ADU roof, Table 2.5A the lateral wind load is 77 PLF roof load and 148 PLF floor load. From Table 2.5B the longitudinal wind load is 67 PLF roof load and 100 PLF floor load. For longitudinal load, 28' x 67 PLF = 1,876 lbs and a 2,800 lbs floor load. For lateral wind loads, 36' x 77 PLF = 2,772 lbs and a 5,328 lbs floor load.

Lanai lateral wind load for 11/12 pitch is 155 PLF x 16' = 2,480 lbs

DESIGN INPUTS:

Building size 52' x 24' main structure
 Building Type: wood framing
 Roof Pitch: 4/12 gabled roof and 11/12 end pitch
 Wind Speed: 115mph; exposure B
 Snow: 150 psf roof
 Wood Design Values: Standard grade Douglas Fir, Compression Stress parallel to grain = 1300 psi, Perpendicular to grain = 625 psi.
 Soil Bearing: 1500 PSF
 Seismic Category: D
 Frost Depth: 28"
 Code: IRC2018

WALL BUCKLING:

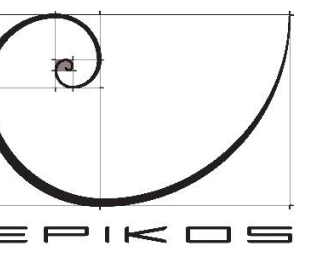
With a snow load of 150 PSF for the roof, bearing walls must support 576 PLF dead load, 2,419 PLF snow load and 647 PLF floor load for a 28' span. For all 9' tall walls the stud spacing is 2x6 HF No.2 @ 16" OC, for long bearing walls

| HEADER SCHEDULE | | | |
|-----------------|------|--|--------------|
| ID | Span | Description | Trimmers |
| HD-A | 5' | 2 X 8 DF No.2 | (1) Each End |
| HD-B | 7'6" | (2) 2 X 10 DF No.2 | (1) Each End |
| HD-C | 4' | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End |
| HD-D | 5' | 2 X 10 DF No.2 | (1) Each End |
| HD-E | 3' | 2 X 8 DF No.2 | (1) Each End |
| HD-F | 7'6" | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (1) Each End |
| HD-G | 2'6" | (2) 2 x 8 DF No.2 | (2) Each End |
| HD-H | 3' | (3) 2 x 8 DF No.2 | (1) Each End |
| HD-I | 4' | (3) 2 x 8 DF No.2 | (1) Each End |
| HD-J | 4'6" | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End |
| HD-K | 5' | (2) 2 x 8 DF No.2 | (1) Each End |
| HD-L | 5' | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End |

HEADER SCHEDULE

| BEAM SCHEDULE | | | | |
|---------------|------------------|--|---------------------|---|
| ID | Span | Description | Minimum Bearing | REMARKS |
| FB-01 | 13' + 13' | 5 1/8" x 9" x 24F-V4 DF Glulam | 3.5" Bearing | Floor support beam has a span of 13' + 13' and a tributary length of 8' |
| FB-02 | 4.5' + 7' + 4.5' | (2) 2 x 10 DF No.2 | 6" Bearing | Floor support beam has a span of 8'+8' and tributary length of 2' |
| FB-03 | 16' | 5 1/8" x 16 1/2" 24F-V4 DF Glulam | 3.5" Bearing | Floor support beam has a span of 16' and a tributary floor length of 9' for this floor load. Roof Tributary length is 15' w/ point loads 4.5' and 11.5' |
| FB-04 | 4.6' | 5 1/8" x 12" 24F-V4 DF Glulam | (2) Trimmers | Floor Support has a span of 4.5' and a tributary roof length of 14' |
| FB-05 | 18.33' | 6 3/4" x 13 1/2" 24F-V4 DF Glulam | 3.5" | Floor support beam has a span of 18.33' and a floor tributary length of 13' |
| FB-06 | 6'10" | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Floor Support beam has a span 6'-10" and a roof tributary length of 12' |
| FB-07 | 7' | 1 3/4" x 16" 2.0E Microllam LVL | 2" Hanger Bearing | Floor Support beam has a span 9.1' and a tributary length of 14' |
| FB-08 | 6'-0" | (2) 1 3/4" x 16" 2.0E Microllam LVL | 6" Bearing | Floor Support beam has a span 6' and a roof tributary length of 6' |
| RB-01 | 24' | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Roof Support beam has a span of 24' and a tributary roof length 2' |
| RB-02 | 7' | (3) 1 3/4" x 9 1/4" 2.0E Microllam LVL | HHUS 5.5/10 Hangers | Roof Truss Support |
| RB-03 | 7' | (2) 1 3/4" x 7 1/4" 2.0E Microllam LVL | HHUS46 Hanger | Roof Truss Support |
| RB-04 | 7' | 1 3/4" x 18" 2.0E Microllam LVL | | Roof Ridge Beam |
| RB-05 | 6'6" + 4'6" | 1 3/4" x 7 1/4" 2.0E Microllam LVL | | |

BEAM SCHEDULE



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Revisions:

[PLOT DATE: 3/22/2024]

Date: 3/22/2024

Project No: 1334

Drawn by: DLS

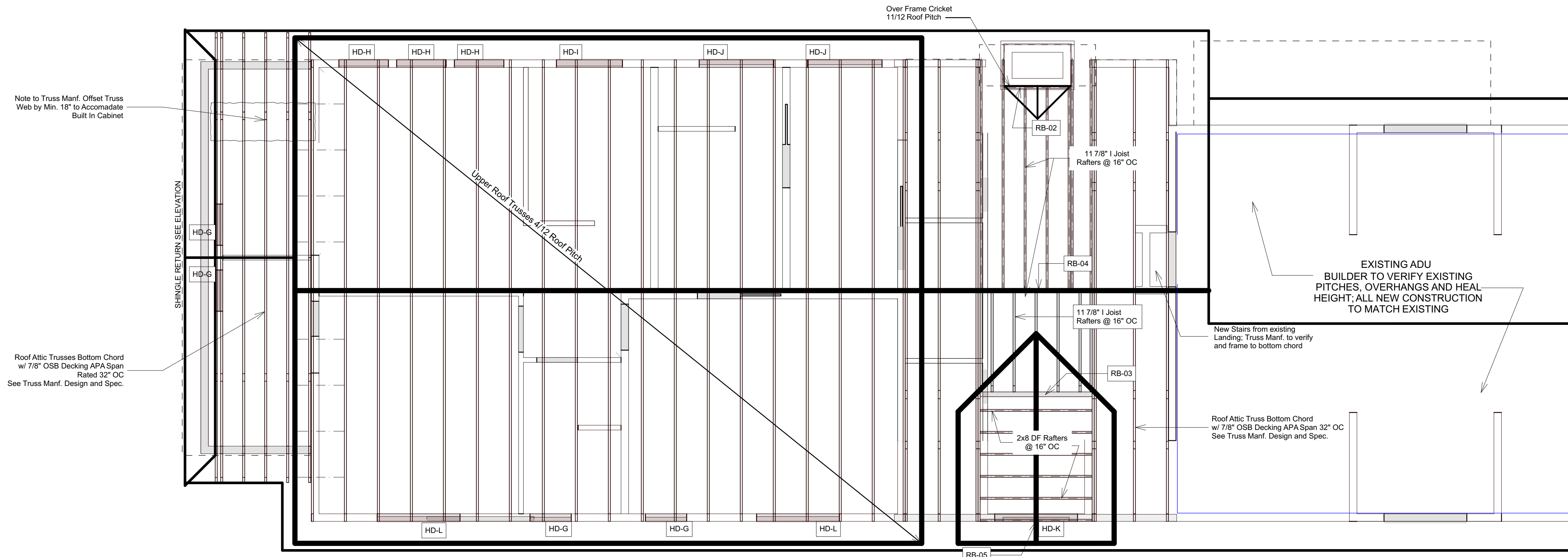
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ROOF FRAMING NOTES:

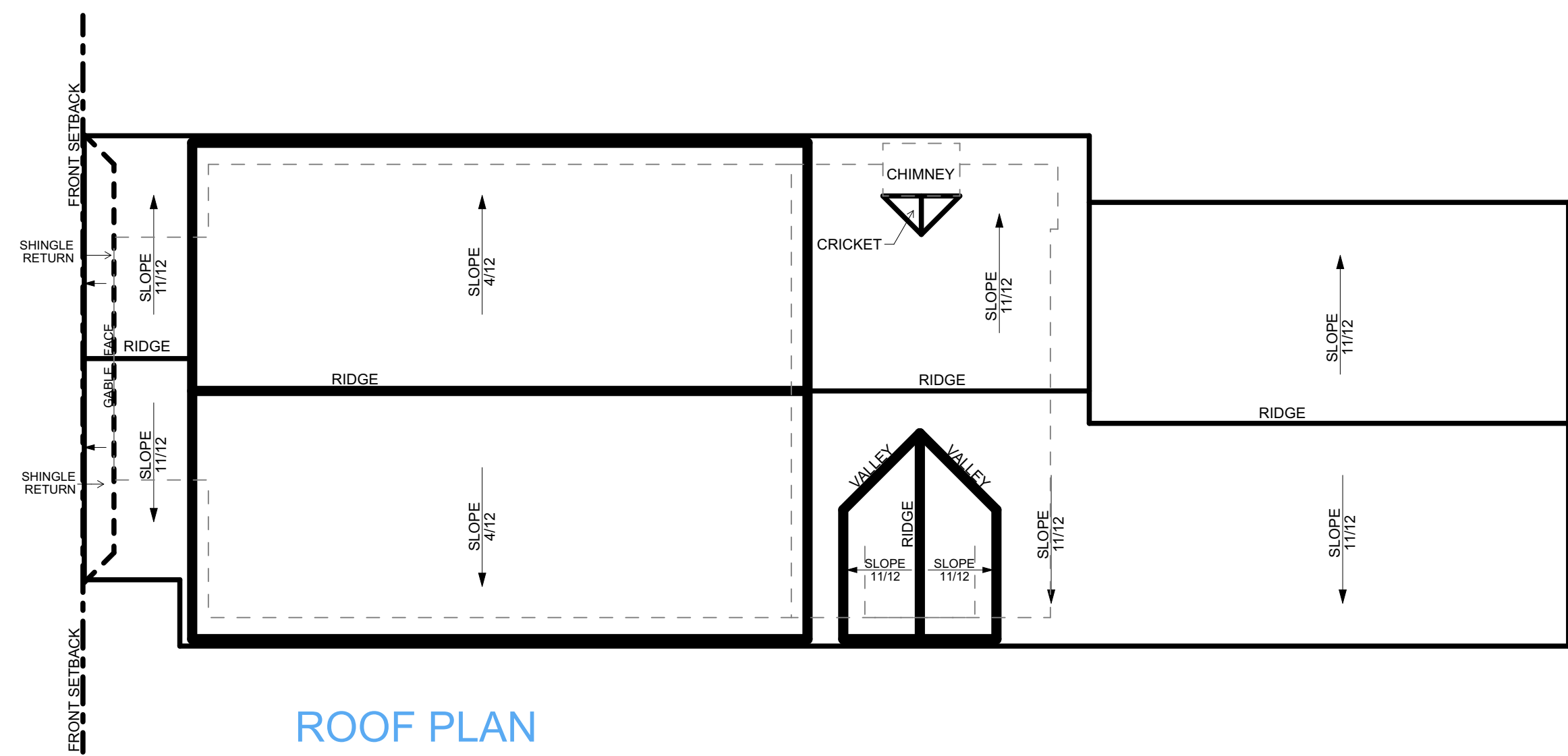
- ROOFING MATERIAL TO BE: ARCHITECTURAL COMPOSITION PER ELEVATIONS. NAILING PER MANUFACTURED INSTRUCTIONS FOR AN 100 MPH MIN. WIND, 115 MPH WINDS AT 3 SECOND GUSTS MIN.
- ROOF PITCH AS SHOWN ON PLAN.
- ROOF DESIGN TO BE ROOF TRUSSES PER PLAN
- TRUSS MEMBERS SHALL NOT BE NOTCHED, BORED, DRILLED THROUGH OR ALTERED UNLESS DESIGNED BY AND SHOWN ON MANUFACTURERS SPECIFICATIONS.
- ALL EAVE OVERHANGS TO BE CLOSED TYPE.
- EAVES SIZES 2'-0" U.N.O. : FACIA TO MATCH EXISTING ADU
- PROVIDE SCREENED AIR VENTS AT EAVES AND CONT. GABLE VENT WITH 1/8" CORROSION RESISTANT SCREENED MESH AND EQUALLY SPACED. A MINIMUM OF ONE (1) SQUARE FOOT OF VENTILATION AREA FOR EACH 150 SQ. FT. OF ATTIC SPACE AREA REQUIRED. PROVIDE 50 PERCENT AT LOW EAVES AND 50 PERCENT AT HIGH EAVES. REFER TO ATTIC VENTILATION CALCULATION TABLE.
- ROOF DIAPHRAM TO BE CONSTRUCTED WITH 5/8" EXPOSURE 1, C-D (APA 40/20 RATED) PLYWOOD OR 5/8" 2-M-W OR 2-M-3 OSB, OR BETTER SHEATHING. LONG DIMENSION SHALL BE PERPENDICULAR AND END JOINTS SHALL BE STAGGERED. FASTEN SHEATHING WITH 10D COMMON NAILS AT 6" O.C. AT GABLE ENDS AND ALL EDGES AND 10D COMMON NAILS AT 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS.
- DO NOT NOTCH, BORE OR DRILL THROUGH ANY SUPPORT COLUMNS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT DESIGNER IF ANY QUESTIONS ARISE.
- PROVIDE A SIMPSON 'H-2.5A' HURRICANE CLIP AT EACH TRUSS CONNECTION TO EXTERIOR WALL TOP PLATES.
- ATTICS WITH A CLEAR HEIGHT OF 30 INCHES OR MORE MUST BE PROVIDED WITH AN ACCESS. THE ACCESS OPENING SHALL 22" X 30" MINIMUM. OPENING TO HAVE 30" MINIMUM CLEARANCE. FROM TOP OF OPENING TO BOTTOM OF ROOF ALL AROUND.
- FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS, IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS.
- ALL WINDOW HDRS TO BE 6 X 10, U.N.O.
- SOLID BLOCK TO ALL COLUMNS TO FOUNDATION



2ND FLR WALLS W/ ROOF FRM'G PLAN
SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

| VENTILATION REQUIRED AT A- FRAME AREA: 1660 SQ. FT. X 144 SQ. IN. - 1/150 = 1497 TOTAL SQ. IN. REQUIRED | | |
|--|--------------|-------------|
| LOCATION: | REQ. SQ. IN. | VENT TYPE |
| AT RIDGE | 749 | CONTINUOUS. |
| AT LOW EAVES | 749 | CONTINUOUS |
| TOTAL: | 748 | |



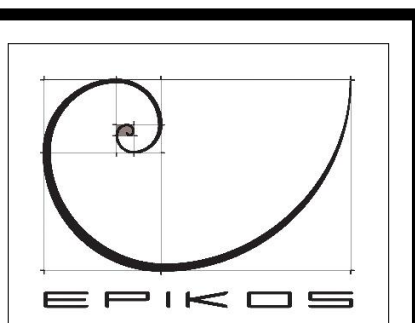
ROOF PLAN

| BEAM SCHEDULE | | | | |
|---------------|------------------|--|---------------------|---|
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| FB-03 | 16' | 5 1/8" x 16 1/2" 24F-V4 DF Glulam | 3.5" Bearing | Floor support beam has a span of 16' and a tributary floor length of 9' for this floor load. Roof Tributary length is 15' w/ point loads 4.5' and 11.5' |
| FB-04 | 4.6' | 5 1/8" x 12" 24F-V4 DF Glulam | (2) Trimmers | Floor Support has a span of 4.5' and a tributary roof length of 14' |
| FB-05 | 18.33' | 6 3/4" x 13 1/2" 24F-V4 DF Glulam | 3.5" | Floor support beam has a span of 18.33' and a floor tributary length of 13' |
| FB-06 | 6'10" | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Floor Support beam has a span 6'-10" and a roof tributary length of 12' |
| FB-07 | 7' | 1 3/4" x 16" 2.0E Microllam LVL | 2" Hanger Bearing | Floor Support beam has a span 9.1' and a tributary length of 14' |
| FB-08 | 6'-0" | (2) 1 3/4" x 16" 2.0E Microllam LVL | 6" Bearing | Floor Support beam has a span 6' and a roof tributary length of 6' |
| RB-01 | 24' | 5 1/8" x 9" 24F-V4 DF Glulam | 6" Bearing | Roof Support beam has a span of 24' and a tributary roof length 2' |
| RB-02 | 7' | (3) 1 3/4" x 9 1/4" 2.0E Microllam LVL | HHUS 5.5/10 Hangers | Roof Truss Support |
| RB-03 | 7' | (2) 1 3/4" x 7 1/4" 2.0E Microllam LVL | HHUS46 Hanger | Roof Truss Support |
| RB-04 | 7' | 1 3/4" x 18" 2.0E Microllam LVL | | Roof Ridge Beam |
| RB-05 | 6'6" + 4'6" | 1 3/4" x 7 1/4" 2.0E Microllam LVL | | |

BEAM SCHEDULE

| HEADER SCHEDULE | | | | |
|-----------------|------|--|--------------|--|
| ID | Span | Description | Trimmers | |
| HD-A | 5' | 2 X 8 DF No.2 | (1) Each End | |
| HD-B | 7'6" | (2) 2 X 10 DF No.2 | (1) Each End | |
| HD-C | 4' | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End | |
| HD-D | 5' | 2 X 10 DF No.2 | (1) Each End | |
| HD-E | 3' | 2 X 8 DF No.2 | (1) Each End | |
| HD-F | 7'6" | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (1) Each End | |
| HD-G | 2'6" | (2) 2 x 8 DF No.2 | (2) Each End | |
| HD-H | 3' | (3) 2 x 8 DF No.2 | (1) Each End | |
| HD-I | 4' | (3) 2 x 8 DF No.2 | (1) Each End | |
| HD-J | 4'6" | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End | |
| HD-K | 5' | (2) 2 x 8 DF No.2 | (1) Each End | |
| HD-L | 5' | (2) 1 3/4" x 9 1/4" 2.0E Microllam LVL | (2) Each End | |

HEADER SCHEDULE



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Revisions:

[PLOT DATE: 3/22/2024]

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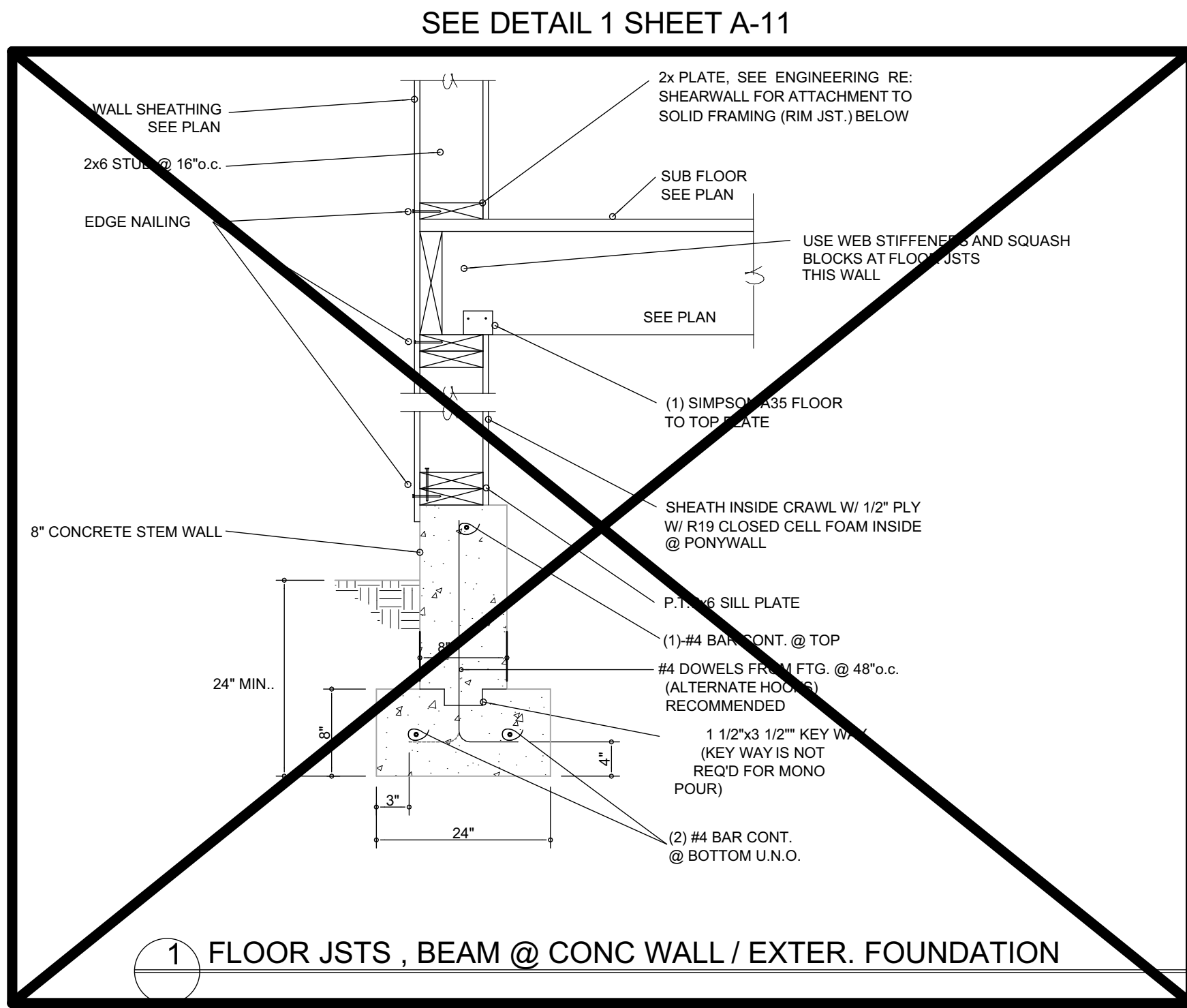
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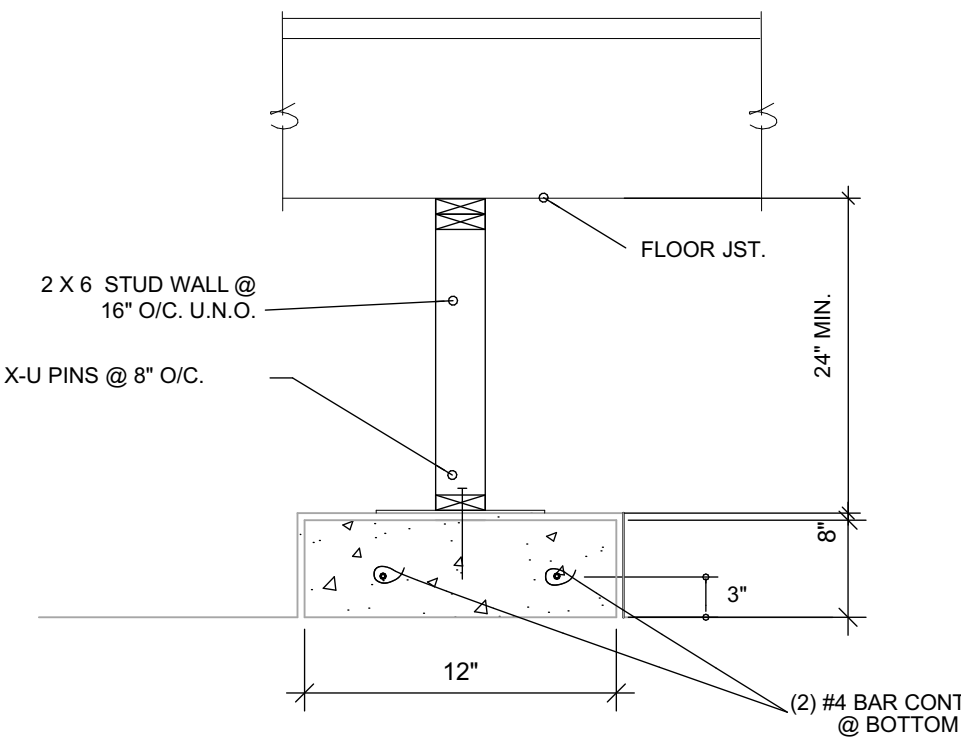
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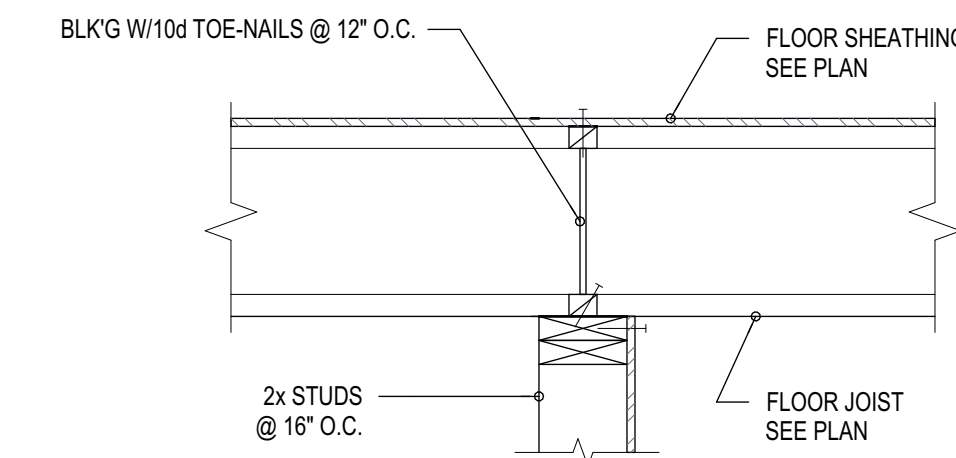
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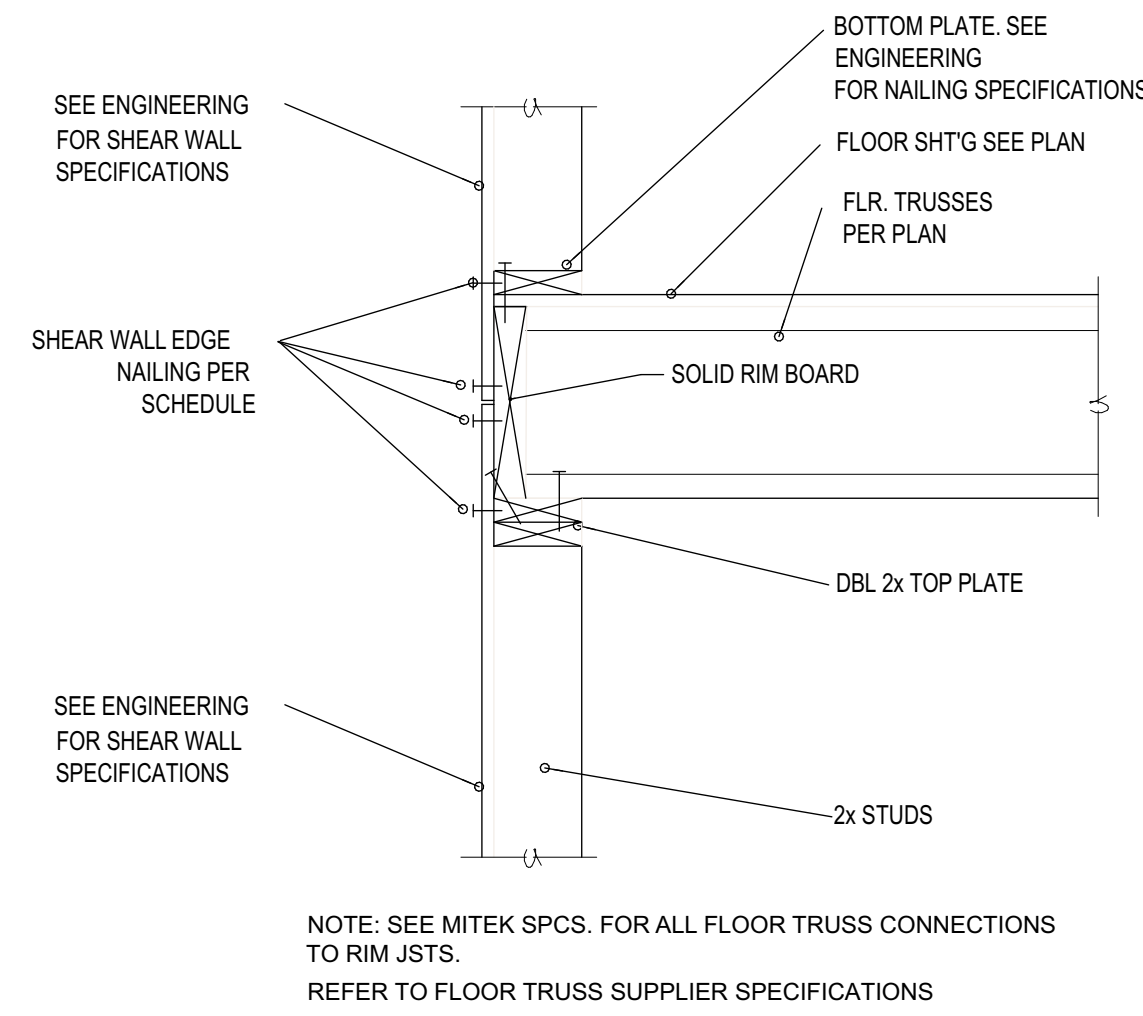
1 FLOOR JSTS, BEAM @ CONC WALL / EXTER. FOUNDATION



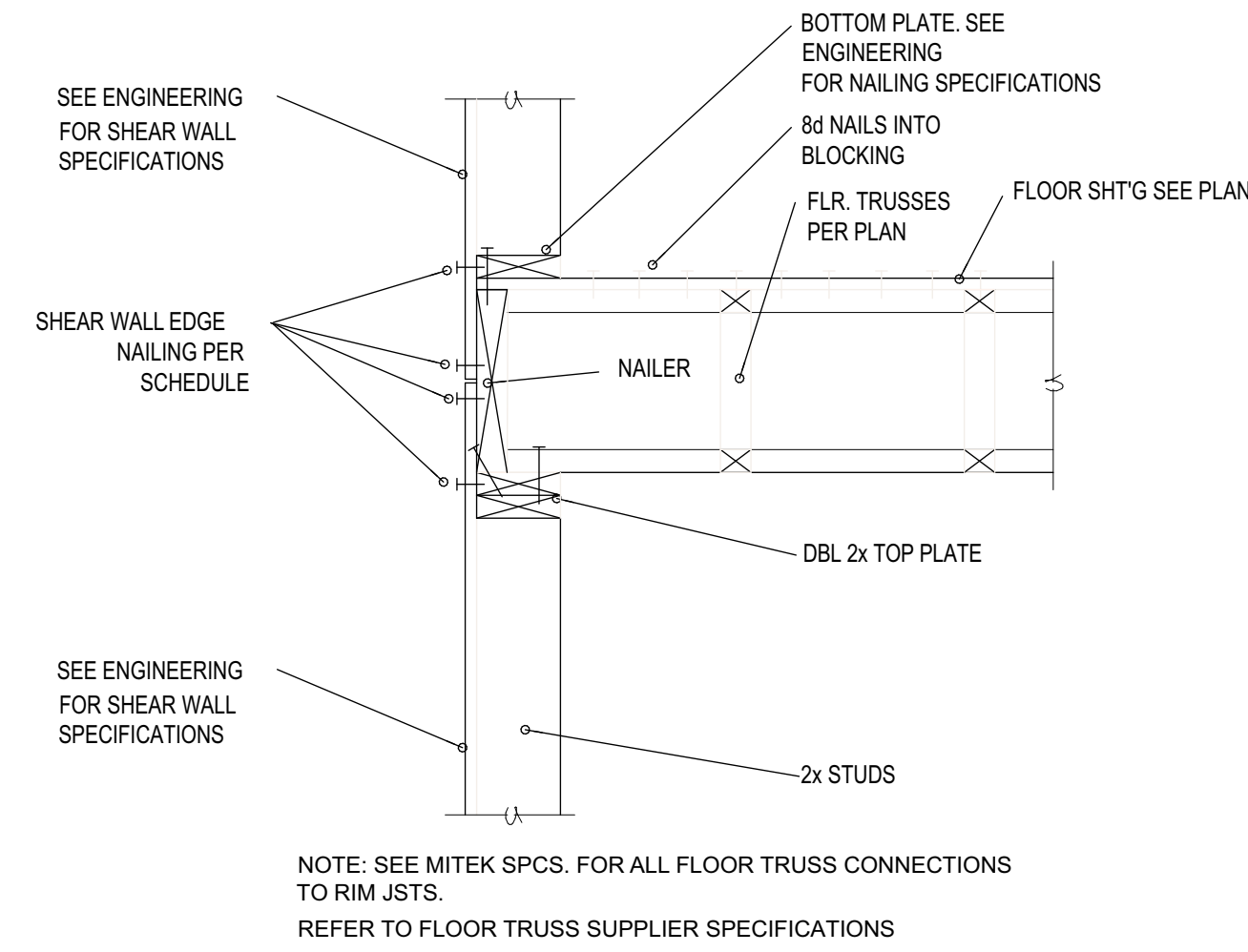
2 TYPICAL PONYWALL DETAIL



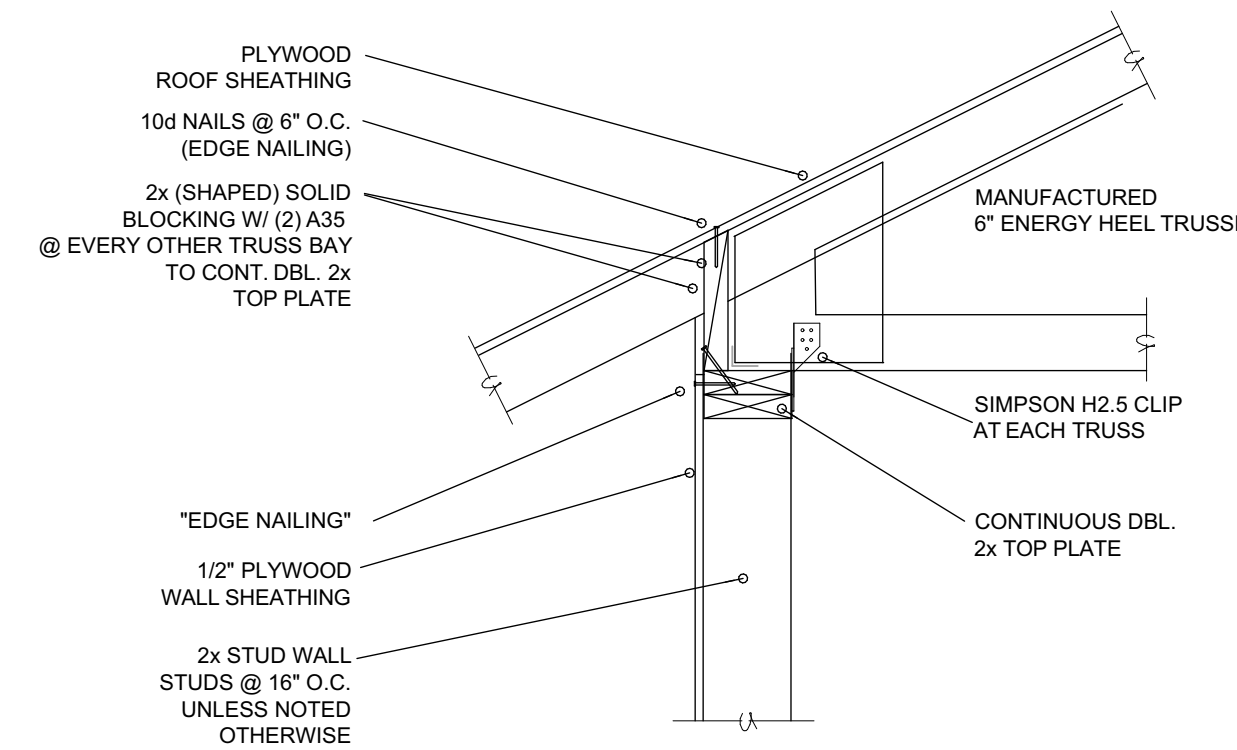
3 JOIST AT BEARING WALL



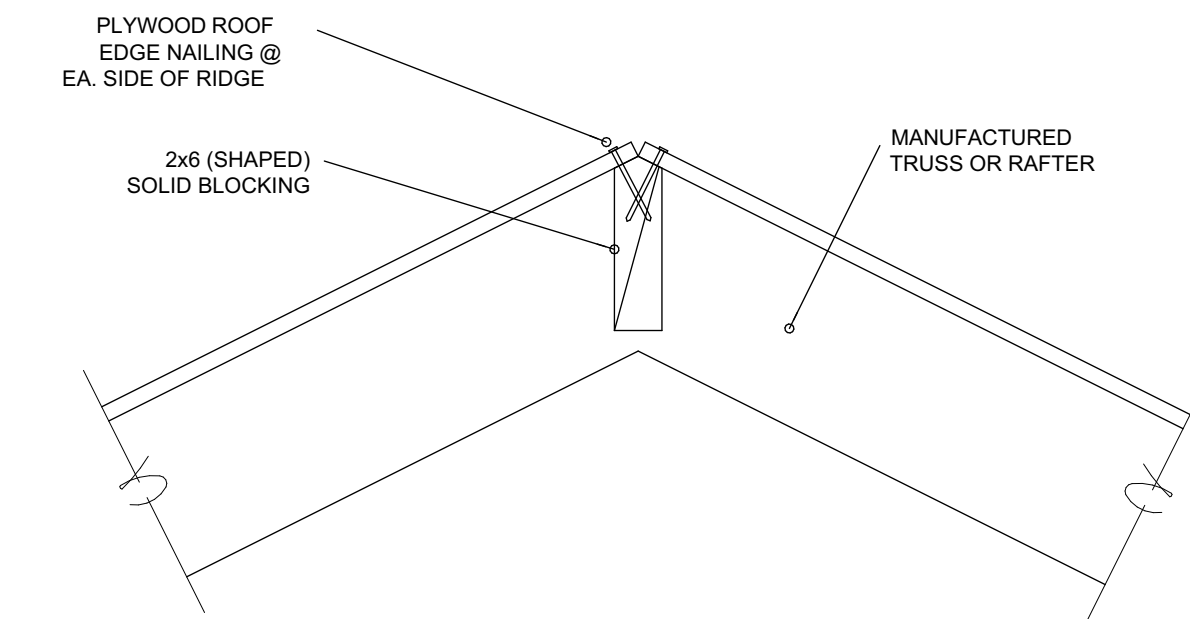
4 JOIST PERP. TO WALL



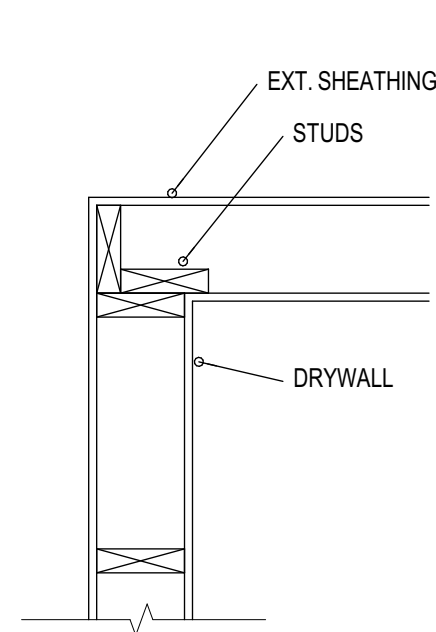
5 JOIST PARALLEL TO WALL



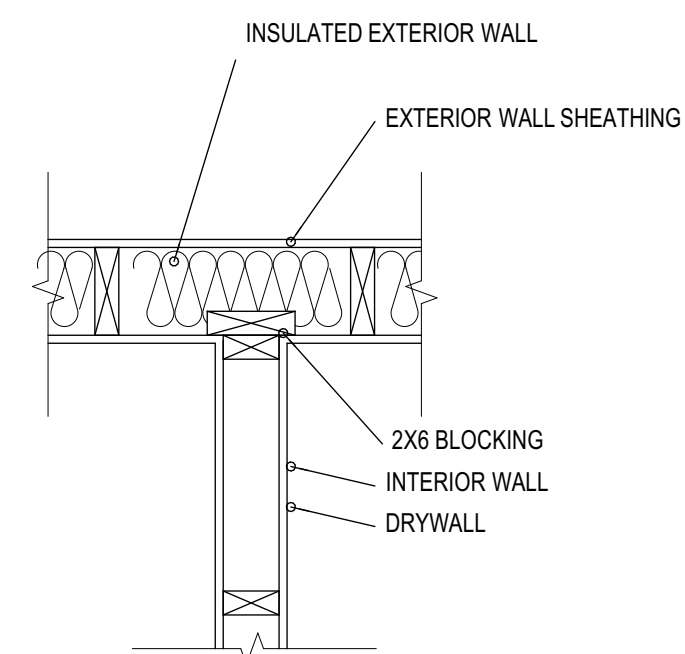
6 HEEL TRUSS TO WALL CONNECTION



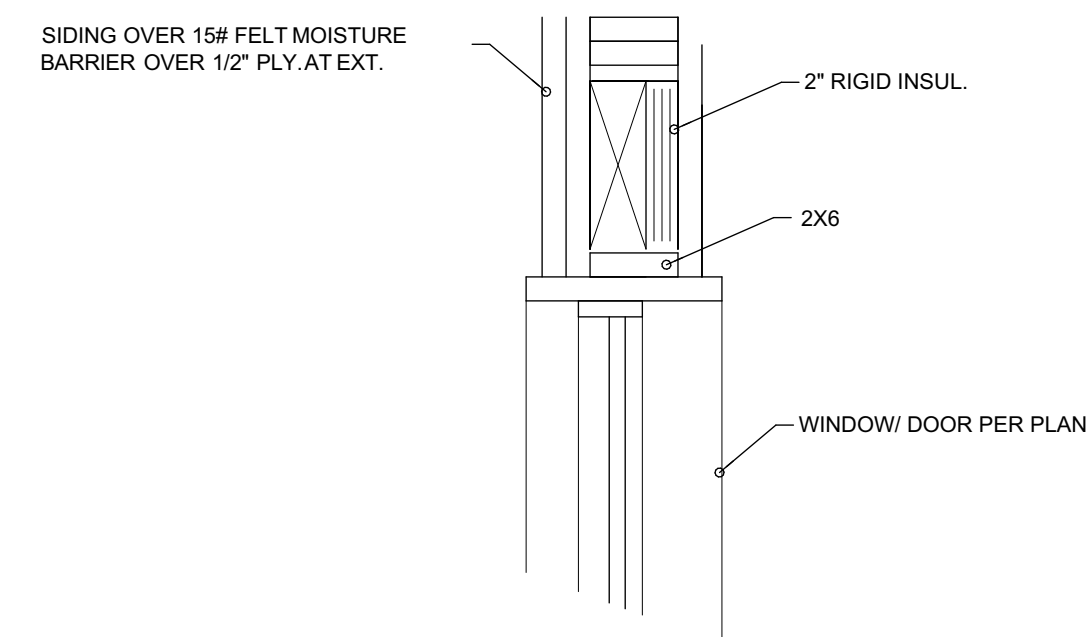
7 RIDGE BLOCKING DETAIL



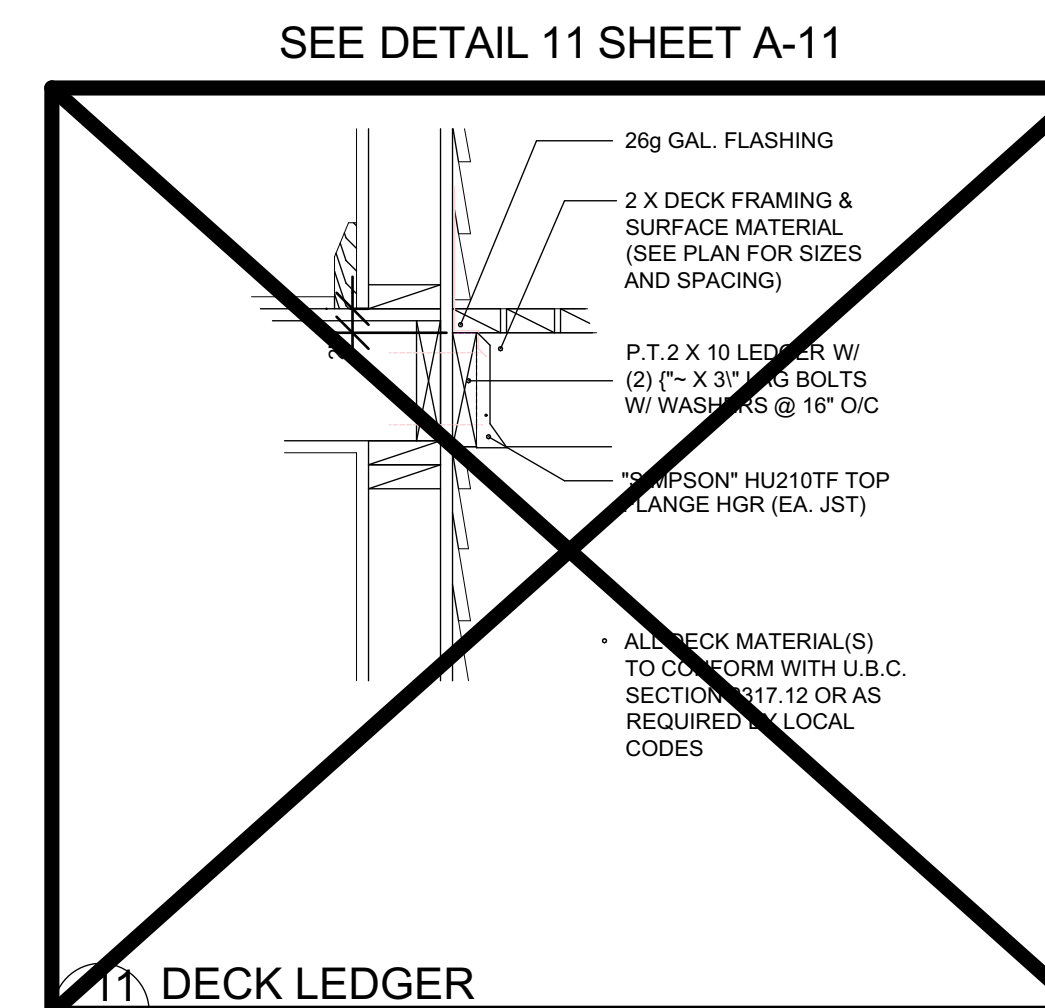
8 WALL FRAMING - CORNER DETAIL



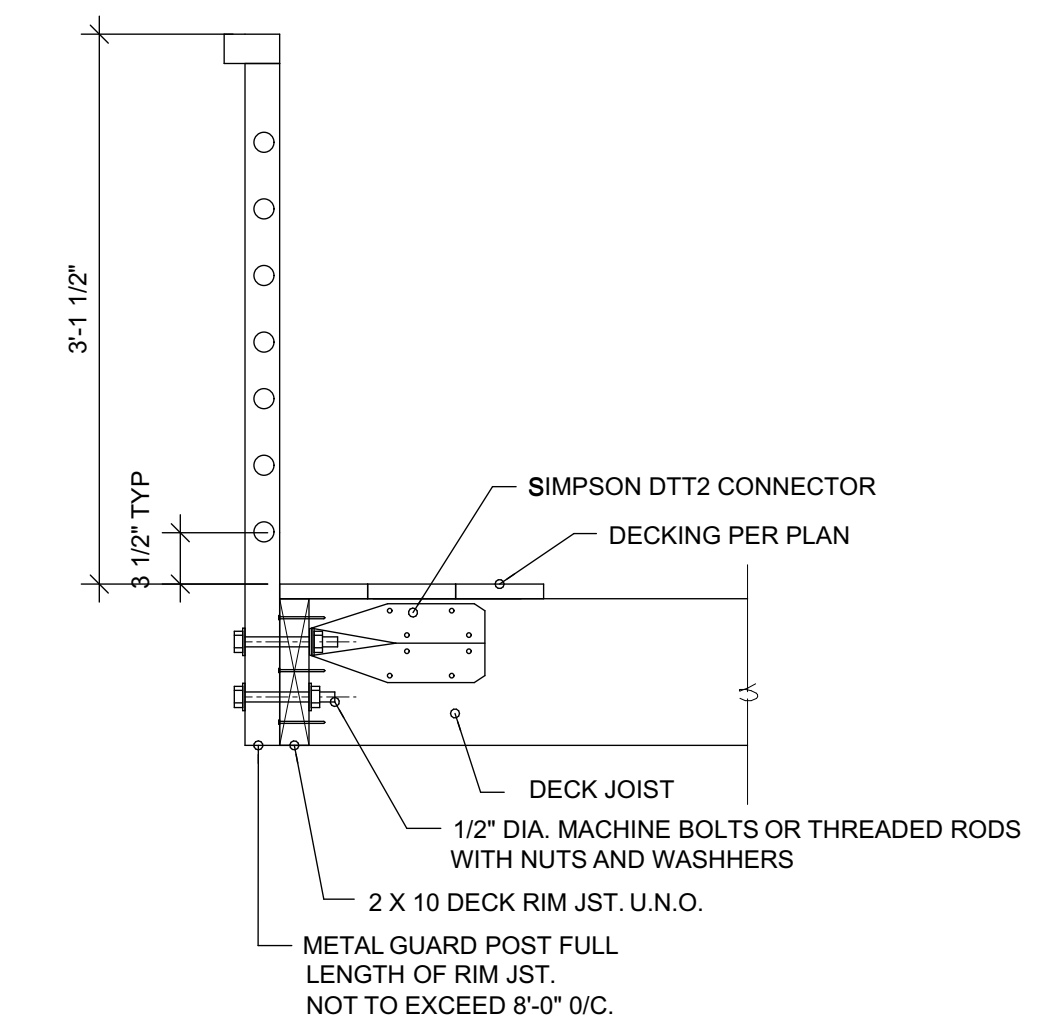
9 INTERIOR TO EXTERIOR WALL - BACKING DETAIL



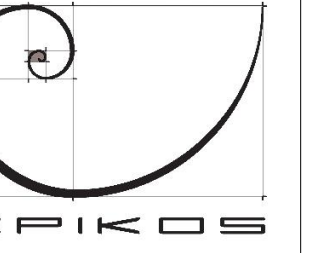
10 HEADER DETAIL / EXTERIOR OPENINGS



11 DECK LEDGER



12 METAL DECK RAIL DETAIL



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